



14 Kelsey Road, Salisbury, Wiltshire, SP1 1JZ

Jordan & Mason

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A beautifully appointed light and airy four-bedroom detached period house situated within this established and sought-after edge of city centre position. Viewing is essential.



DISTANCES (ALL BEING APPROXIMATE)

SALISBURY CITY CENTRE 800 YARDS MILES
(MAIN LINE STATION TO LONDON WATERLOO
APPROX 80 MINS)
WINCHESTER 30 MILES
BATH 40 MILES
NEW FOREST 10 MILES
SOUTH COAST 30 MILES

ACCOMMODATION & FEATURES

- outstanding and characterful four-bedroom period home
- sitting room with feature fireplace
- separate dining room
- conservatory extension
- study
- kitchen/breakfast room
- rear porch
- four well proportioned bedrooms
- luxury bathroom
- separate shower room
- double glazing
- gas central heating



THE PROPERTY

This substantial four-bedroom detached family house is situated within a desirable residential location and has been extended and enhanced to provide flexible and characterful accommodation.

The entrance hallway has exposed wooden flooring with traditional panelled doors leading to a charming sitting room and separate dining room.

On the opposite side there is a well-arranged study providing an aspect to front. The L-shaped kitchen/breakfast room has ample storage and a pleasant aspect over the beautifully stocked gardens. towards the rear of the property there is a generous dining room which has double doors giving access to an extended conservatory and rear porch with benches.

The garden which can be viewed from the rear is bursting with colour with numerous plants and small trees which include an attractive beech tree, fig trees and various climbing roses. The first floor landing gives access to four well proportioned bedrooms and there is a beautifully appointed bathroom with roll top bath and a separate shower room.



OUTSIDE

To the side of the property there is a single parking space and this area has potential for extension or redevelopment subject to the usual planning consents. The rear garden has an attractive patio offering a good sense of privacy and leading to the rear porch and conservatory. The gardens have been beautifully landscaped and designed to give privacy and maturity. There are a well-stocked flower and shrub borders and an archway continues through a lawn to a second section of garden which has been partly cultivated and has a timber shed. Within the garden there is a glasshouse and access to the front from the side.



LOCATION

The property is situated in Kelsey Road which lies upon the north-eastern fringe of Salisbury city centre. The suburb is close to the village of Laverstock yet within walking distance of Salisbury city centre. A general store can be found at the top of the hill together with public transport giving access to the city centre. Salisbury city centre itself has a full complement of recreational and shopping facilities and has a diverse culture with its popular playhouse, cinema and numerous attractions including a twice weekly charter market.

SERVICES

Mains Water, drainage, electricity, and gas are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

VIEWINGS

By appointment only with Jordan & Mason
Salisbury Office 01722 441 999

TENURE

Freehold





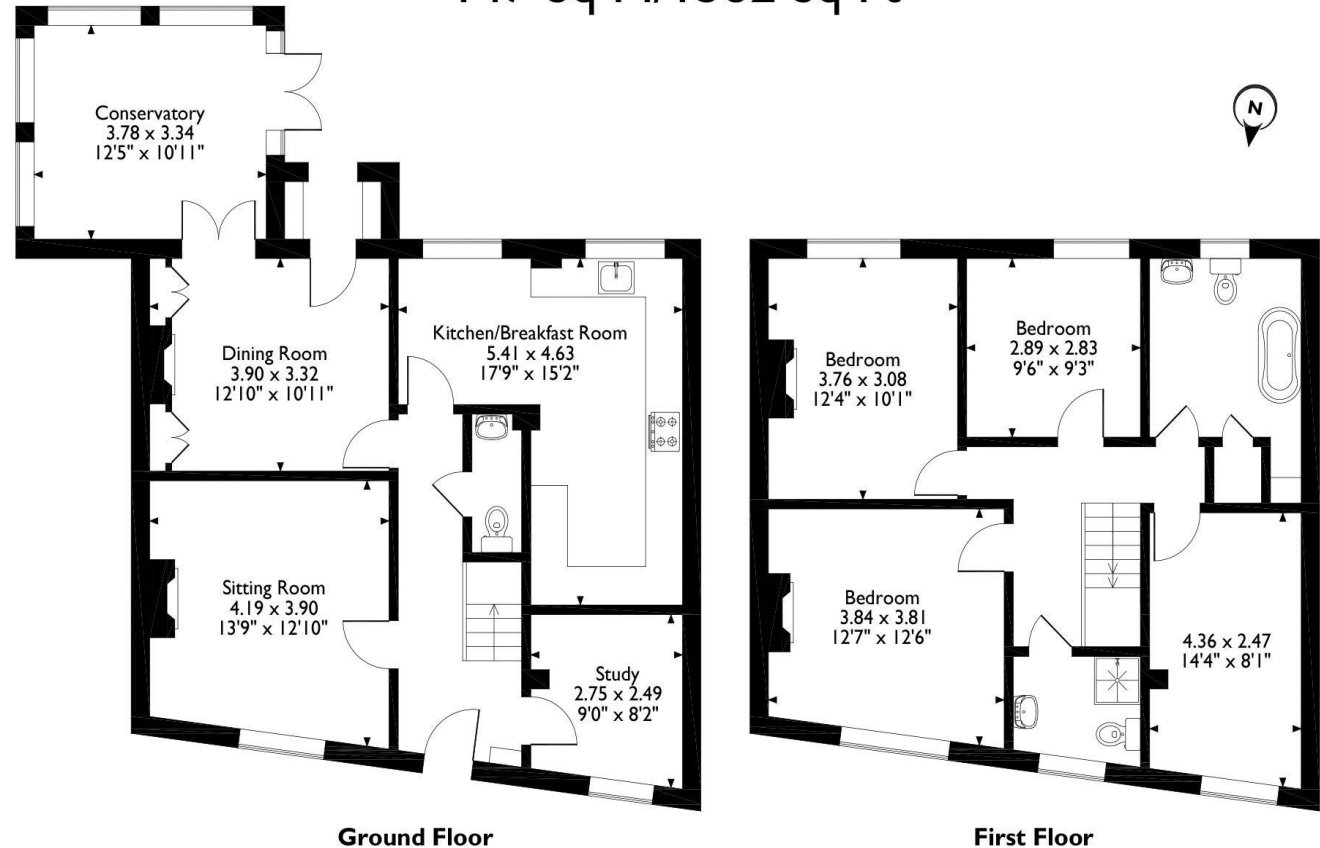
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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14 Kelsey Road, Salisbury Approximate Gross Internal Area 147 Sq M/1582 Sq Ft

DIRECTIONS

Leave Salisbury via Milford Street and continue beneath the bridge to the crossroads. Turn left into Rampart Road and follow this road for about half a mile. As the road bears sharply to the right to continue up the hill into Kelsey Road. The property can be found upon the right-hand side after the convenience store.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Salisbury

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Multi-award-winning Salisbury estate,
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Jordan &
Mason