



19 Longland, Salisbury, Wiltshire, SP2 7ET

Jordan & Mason

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£295,000 Freehold

Brief Property Description

The property comprises a greatly improved three bedroom three-storey townhouse which is situated towards the end of a no through road and has the benefit of off-road parking. The accommodation enjoys a wealth of character to include solid wood flooring throughout much of the ground floor. A log burning stove gives a focal point within the sitting room and this extends to a separate dining room with exposed brickwork and a generous under stairs cupboard. There are three good-sized bedrooms and a generous bathroom which is in need of updating. (computer-generated image of new design available for viewing). The property benefits from gas central heating and an upgraded electrical system and offers purchasers a final say on elements such as the bathroom.

The Location and nearby Facilities

The property is situated in a no through road on the western fringes of Salisbury city centre and with good access links to the city and Salisbury's mainline railway station. The property is in a tucked away position and has the benefit of off-road parking at the front. The nearby Wilton Road has a superb choice of local amenities with shops, petrol stations, takeaway outlets and public transport. There is also a good choice of local facilities in the city centre and this property is conveniently situated.

Sitting Room 14' 3" x 11' 4" (4.34m x 3.46m)

a most attractive room with PVCu double glazed window giving aspect to front, fireplace housing integrated log burning stove, refurbished hardwood parquet style flooring.

Dining Room 14' 3" x 11' 4" (4.34m x 3.46m)

A continuation of refurbished hardwood parquet flooring, PVCu double glazed window to rear, large under stairs storage cupboard, feature chimney with exposed red brickwork.

Kitchen 9' 9" x 8' 3" (2.97m x 2.52m)

a modern fitted kitchen of roll edge to work top with contrasting base and wall cupboards and nest of three drawers. Integrated sink and drainer, PVCu double glazed window and door to rear. Appliance space and plumbing for washing machine, appliance space and connection for electric oven.

Bedroom One 14' 6" x 11' 3" (4.42m x 3.44m)

Bedroom Two 8' 11" x 8' 10" (2.71m x 2.68m)



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Bedroom Three (Loft Room) 15' 4" x 12' 10" (4.67m x 3.91m)

Bathroom 9' 9" x 7' 11" (2.97m x 2.42m)

Outside

The property has a white picket style fence and gate giving access to the front garden. Ahead of this, there is off-road parking which is invaluable in this edge of city position.



Postcode;
SP2 7ET

Directional note:

Leave Salisbury along the A36 Wilton Road and continue westerly. Longlands can be found upon the left-hand side almost immediately after a small cycle shop. Continue to the bottom of this road and the properties on the right-hand side.

Council Tax Band:

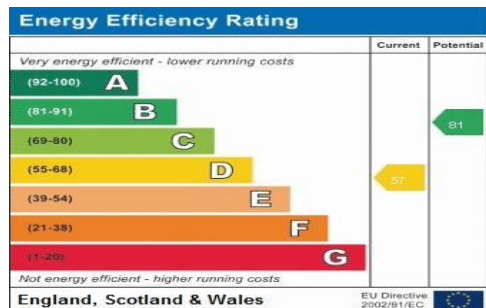
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Property reference:

00003420

Viewings:

By Appointment only with Jordan & Mason 01722 441 999



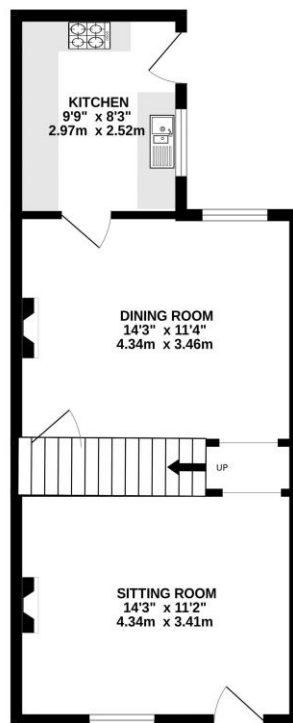
Address:
19 St Thomas Square

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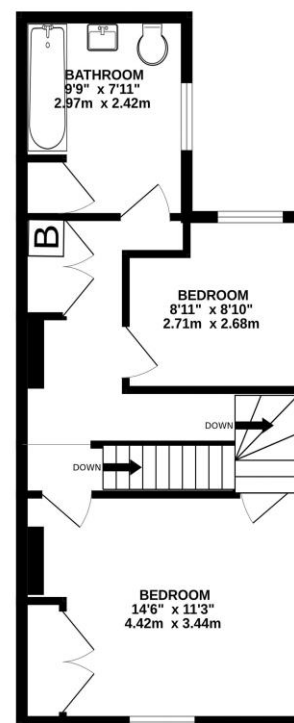
Here to help....

Local agent: James Jordan
01722 441 999
james@jordanshomes.co.uk

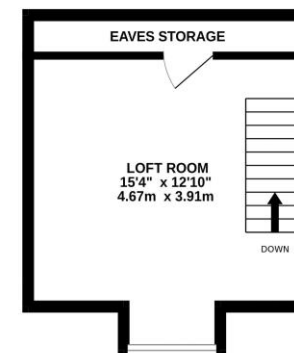
GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.
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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number 08708615. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)

