



76 Castle Road, Salisbury, Wiltshire, SP1 3RR

Jordan &
Mason

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**** 360° virtual tour available ****A beautifully appointed and substantial four bedroom modern house situated within an exclusive and convenient development in the desirable Castle Road area of the city. With good access to local amenities and city parks viewing is recommended. EPC:B



DISTANCES (ALL BEING APPROXIMATE)

SALISBURY CITY CENTRE 0.95 MILES (MAIN LINE STATION TO LONDON WATERLOO APPROX 80 MINS)

AMESBURY (A303) 8 MILES

NEW FOREST 10 MILES

SOUTH COAST 30 MILES

ACCOMMODATION & FEATURES

- Beautifully appointed townhouse in small development
- Edge of city centre position
- Close proximity to Victoria Park
- Impressive sitting room/dining room
- Quality conservatory extension
- Well appointed kitchen with granite worktops
- Triple Glazing
- Four bedrooms
- Main bathroom and ensuite facilities
- Parking for two vehicles



THE PROPERTY

The property is a deceptively spacious and substantial four-bedroom house which forms part of a small and exclusive development with convenient access Salisbury city centre. Careful attention to detail has been considered throughout this tastefully decorated property which also has the benefit of a conservatory extension and a landscaped and well-stocked garden. The kitchen is well appointed and has contrasting granite worktops which give a quality finish and feel. The sitting room is generous and has a light and airy atmosphere. The accommodation throughout the property is light with a large principal bedroom with fitted wardrobe and an ensuite shower room. There are three further well-appointed bedrooms and quality bathroom. The accommodation offers good flexibility and scope for rearranging to suit individual living arrangements. Viewing of this high quality property is recommended.



OUTSIDE

The gardens have been given a similar level of thought with extensive hard landscaping design for ease of maintenance with numerous shrubs and plants throughout. Areas of patio and gravel give further visual interest and a rear gate gives access to the off-road parking bays which are allocated to the property.



LOCATION

The property forms part of an exclusive and small development of modern properties which is located near to the Victoria Park. The property is conveniently situated for an excellent choice of local amenities and access to Salisbury city centre. The development sits near to the city's Victoria Park which is well maintained and makes for an inviting outside space with good amenity, including tennis courts and cafe. Salisbury city centre can be accessed through the park or alongside the banks of the River Avon to the nearby Five Rivers Health and well-being centre and to the John Lewis and partners Waitrose. The nearby Castle Road has a cooperative general convenience store and public transport giving access to Salisbury city centre. The development is ideally situated off a small lane and has a mature atmosphere with numerous trees. For commuters, the property is within easy access to Salisbury's mainline railway station which has access to London Waterloo in approximately 80 minutes. Salisbury city centre has a thriving sense of spirit with the twice weekly charter market, superb theatre and a range of shopping and recreational facilities. Access to the south coast, Bath, Winchester and Southampton are all accessible from the city and the A303 gives access to the M3 and London or Westerly towards Exeter and the West Country.



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





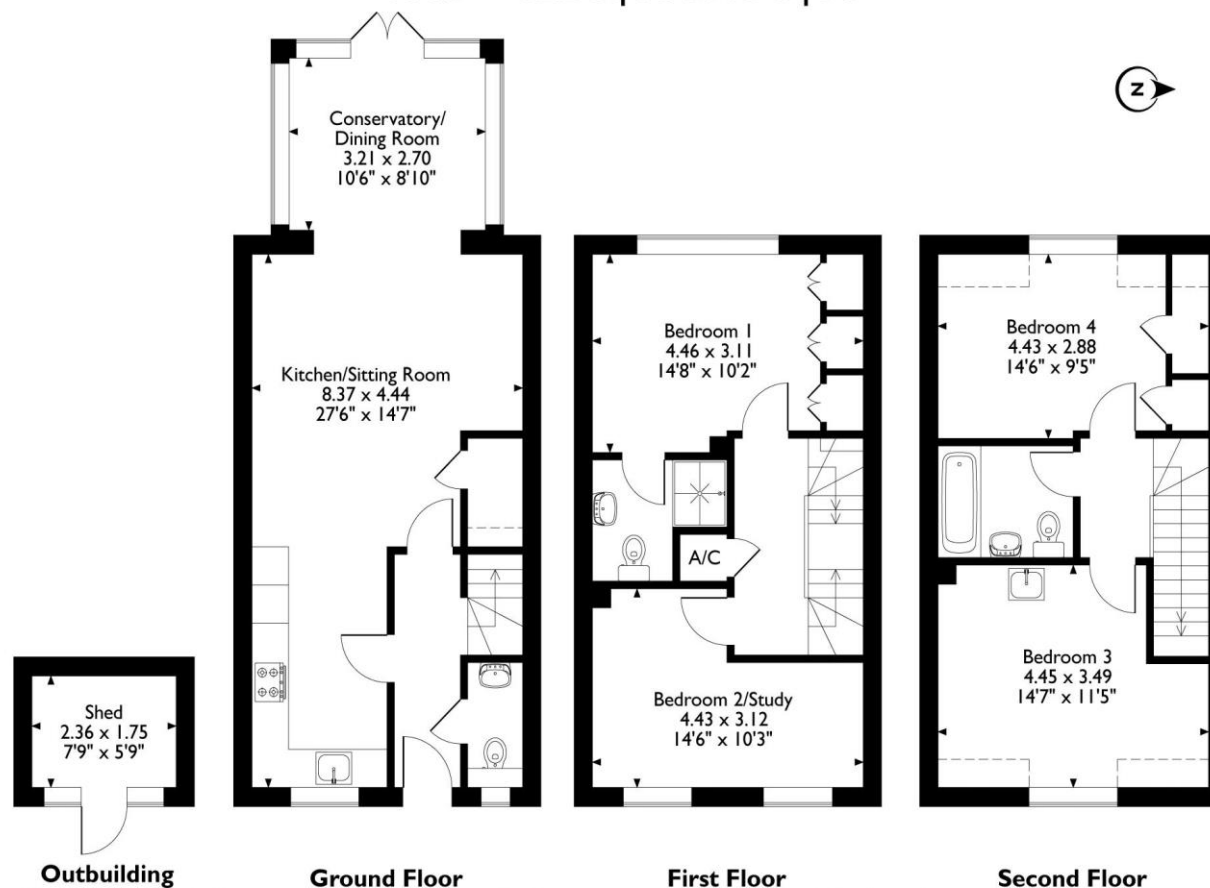
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; 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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Approximate Gross Internal Area
Main House = 118 Sq M/1270 Sq Ft
Outbuilding = 4 Sq M/43 Sq Ft
Total = 122 Sq M/1313 Sq Ft

DIRECTIONS

Leave Salisbury city centre along the A345 continue in a northerly direction for about half a mile. Immediately after the Co-operative general store the property can then be found on the left-hand side, parking can be found at the rear.



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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