



1 Southway, Alderbury, Salisbury, Wiltshire, SP5 3AA

Jordan &
Mason

1 Southway, Alderbury, Salisbury, Wiltshire, SP5 3AA

£550,000 Freehold

Brief Property Description

The former show home of the original development, this property is situated within a favoured position on the edge of a small cul-de-sac. It comprises a generous sitting room with direct access to the garden and an attractive feature fireplace. Additionally, there is a separate dining room and fitted kitchen with ample space for a dining area, along with a door to the side. The property boasts three double bedrooms, all with built-in storage, and the principal bedroom features en-suite facilities. Completing the layout is a family bathroom and a wide hallway with a door leading to the integral double garage, equipped with both power and light.

The Location and nearby Facilities

The property is located in Alderbury, a village situated on the southeastern side of Salisbury, a cathedral city. Alderbury, along with its neighbouring village of Whaddon, boasts a vibrant community with various amenities. These include an excellent general store, a public house, public transport services, a village hall, a bowls club, a football club, primary and preschool facilities, several children's parks, and a post office. The village is particularly convenient for commuters heading into Salisbury or traveling south towards Southampton, Whiteparish, and Romsey. Additionally, Alderbury offers numerous opportunities for outdoor activities, with a range of walks and footpaths ideal for biking, walking, or running. This combination of amenities and natural surroundings makes Alderbury an attractive location for residents seeking both convenience and a sense of community.

Kitchen 12' 5" x 10' 11" (3.78m x 3.33m)

Sitting Room 18' 4" x 14' 6" (5.58m x 4.43m)

Dining Room 11' 5" x 8' 9" (3.47m x 2.67m)



3



2



2



Principal Bedroom 11' 4" x 11' 0" (3.45m x 3.36m)

En-suite 6' 11" x 5' 8" (2.10m x 1.73m)

Bedroom 2 11' 3" x 9' 4" (3.43m x 2.84m)

Bedroom 3 11' 3" x 9' 7" (3.43m x 2.92m)

Family Bathroom 8' 0" x 6' 8" (2.45m x 2.02m)

Garage 16' 11" x 16' 8" (5.15m x 5.08m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		82
D (55-68)	73	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Reference:
12345678



Postcode;
SP5 3AA

GROUND FLOOR
1569 sq.ft. (145.7 sq.m.) approx.

Directional note:

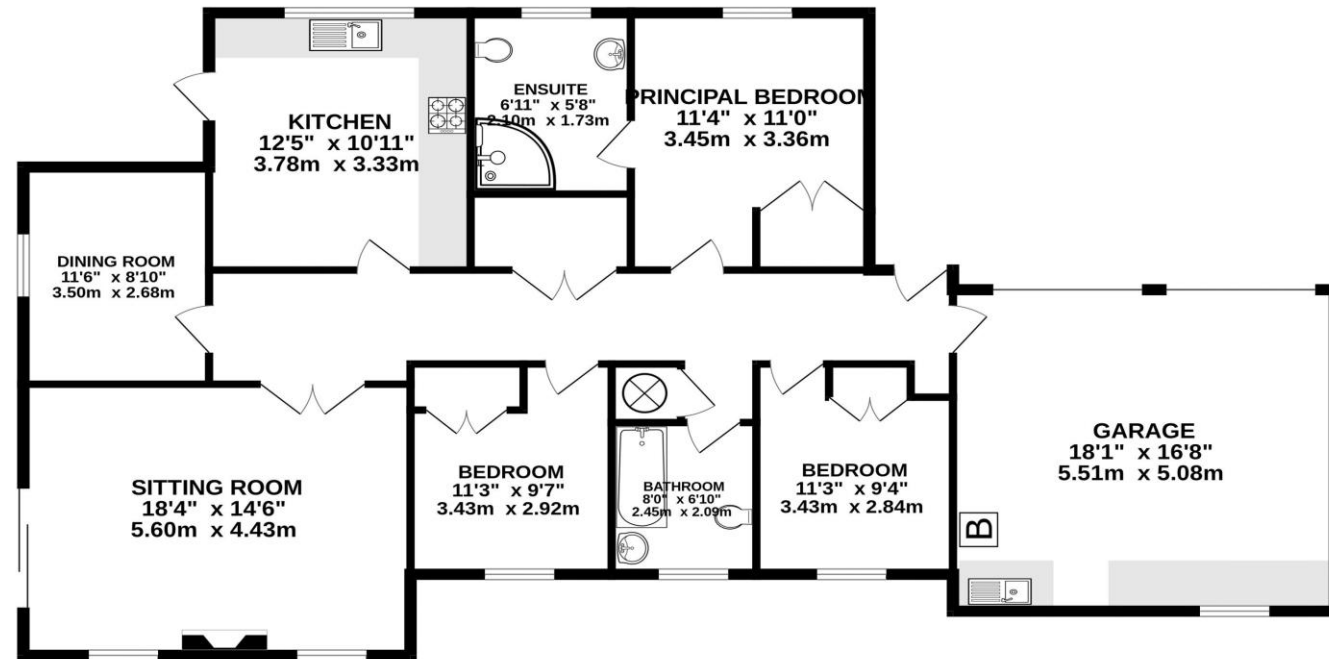
From Salisbury, follow the A36 Southampton Road. After passing over the Tesco roundabout, continue to the dual carriageway, then turn right (across the carriageway) as signposted for Alderbury. Proceed through the village of Alderbury, and just past the recreation ground and village hall, take the right turn into Rectory Road. After that, take the first left turn into Southway, and you'll find the property immediately on the right, indicated by the Jordan and Mason For Sale board

Council Tax Band: E

Property reference:
00003414

Viewings:

By Appointment only with Jordan & Mason 01722 441 999



TOTAL FLOOR AREA : 1569 sq.ft. (145.7 sq.m.) approx.
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Here to help....

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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)