



36 Castle Well Drive, Old Sarum, Salisbury, Wiltshire, SP4  
6GD

Jordan &  
Mason

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£339,000 Freehold

### Brief Property Description

This modern terraced townhouse, built with rendered elevations under a slate roof, has excellent family accommodation suitable for private occupation or as a rental investment. Over three floors there is an entrance hall with cloakroom off, a well-proportioned kitchen/dining room and a sitting room at the rear with outlook and direct access to the garden. On the first floor there is a landing with three good size bedrooms and a family bathroom off and a second flight of stairs to the upper floor laid to principal bedroom with double aspect and en-suite shower room. This lovely home is presented in fine decorative order and with vacant possession.

### The Location and nearby Facilities

The property is found toward the outer edge of this modern development at Old Sarum, on the northern side of the city. With a good choice of local amenities including a general convenience store, a church and primary school there is good public transport into Salisbury city centre in about 10 to 15 minutes. For those with an appetite for outdoor pursuits, there are various footpaths particularly linking to the old fort and cathedral at Old Sarum and the new country park at Bishopdown. Salisbury has a good range of shops, excellent social and leisure amenities and schools in the State, private and Grammar sectors for all ages. There is also a mainline rail station with services to London and the West Country.

**Kitchen/Breakfast Room** 14' 0" x 9' 5" (4.27m x 2.87m)

**Sitting Room** 16' 1" x 11' 8" (4.90m x 3.56m)



4



1



2



**Principle bedroom** 20' 7" x 12' 6" (6.27m x 3.80m)

**En-suite** 9' 1" x 8' 3" (2.77m x 2.51m)

**Bedroom 2** 12' 5" x 10' 3" (3.79m x 3.12m)

**Bedroom 3** 13' 5" x 9' 3" (4.08m x 2.81m)

**Bedroom 4** 7' 7" x 6' 8" (2.30m x 2.02m)

**Family Bathroom** 6' 7" x 5' 8" (2.01m x 1.72m)



**Postcode;**  
SP4 6GD

**Directional note:**

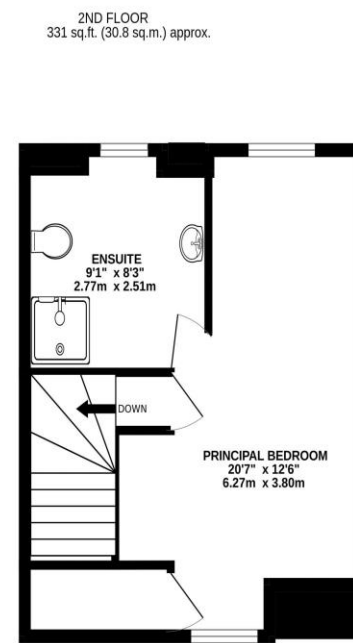
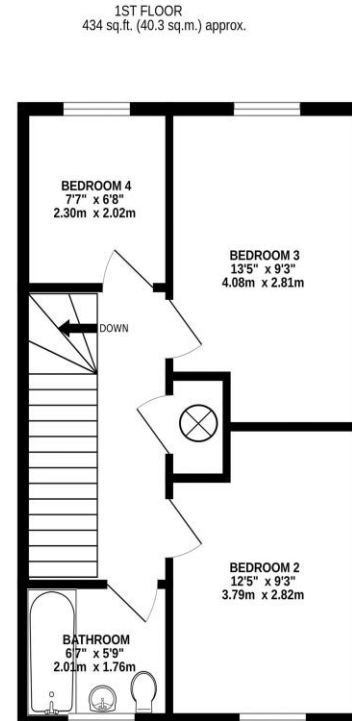
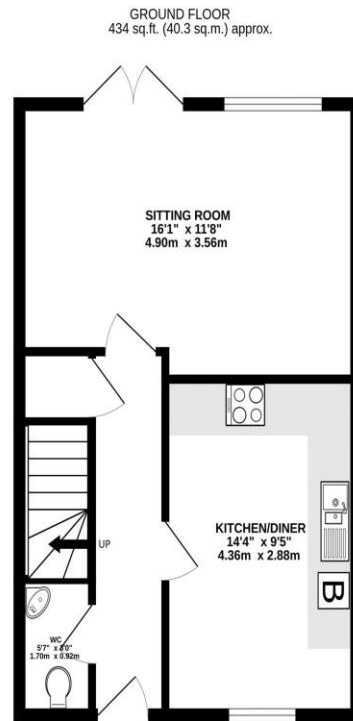
Leave Salisbury on the A354 Castle Road passing Hudsons Field on the left. Continue to the Beehive roundabout and take the third exit toward Old Sarum. Proceed straight over the next roundabout and at the traffic lights turn left into Sherbourne Drive. Continue straight forward and take the second left into Castlewell Drive and continue round the slight bend and this property will be found on the right as indicated by the agent's For Sale board.

**Council Tax Band:** D

**Property reference:**  
00003495

**Viewings:**

By Appointment only with Jordan & Mason 01722 441 999



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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)