



2A Queensberry Road, Salisbury, Wiltshire, SP1 3PJ

Jordan & Mason

2A Queensberry Road, Salisbury, Wiltshire, SP1 3PJ

£575,000 Freehold

Brief Property Description

The property comprises a generous fitted kitchen with ample space for dining, leading through to a separate utility room with space and plumbing for a washing machine and tumble dryer. Additionally, there is a boot room with a large cupboard housing the boiler and providing access to the rear garden. Just off the entrance hall, there is a downstairs WC and a third bedroom, which would work well as a downstairs study. The dual-aspect sitting room features French doors that allow plenty of natural light. Adjacent to the sitting room is a separate dining room, also with French doors leading to the outside rear area. On the first floor, there is a good-sized landing with a pleasant window seat overlooking the front elevation, as well as a modern bathroom with a matching white suite. The principal bedroom boasts a generous dressing room and modern ensuite shower room. There is also a further double bedroom with a bank of cupboards and a pleasant window seating area. The property is warmed by underfloor heating throughout and is double glazed. To the side, there is a paved parking area providing off-road parking.

The Location and nearby Facilities

The property is situated in Queensbury Road which is off of Castle Road on the northern fringes of Salisbury city centre. This location is well suited to those wanting direct access to the city centre, five Rivers leisure and wellness centre, Victoria Park, Hudson's field, Salisbury rugby club and with an excellent choice of primary and secondary schooling nearby this area is well suited to family living.

Kitchen 16' 5" x 14' 2" (5.01m x 4.31m)

Sitting Room 24' 0" x 11' 2" (7.32m x 3.41m)

Dining Room 13' 4" x 7' 7" (4.06m x 2.30m)



3



2



2



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Utility room 9' 10" x 8' 9" (2.99m x 2.67m)

Principal Bedroom 12' 9" x 12' 6" (3.88m x 3.82m)

En-suite 7' 6" x 6' 5" (2.28m x 1.96m)

Bedroom 2 19' 1" x 10' 3" (5.81m x 3.13m)

Bedroom 3 12' 8" x 7' 9" (3.86m x 2.35m)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



Postcode;
SP1 3PJ

Directional note:

Leave Salisbury upon the A345 Castle Road and continue in a northerly direction. Proceed straight over the traffic lights and having passed the entrance to Victoria Park continue for around 200 yards turning right into Queensberry Road. Proceed into Queensberry Road and the property can be found on the right-hand side and will be highlighted by a Jordan and Mason For Sale board.

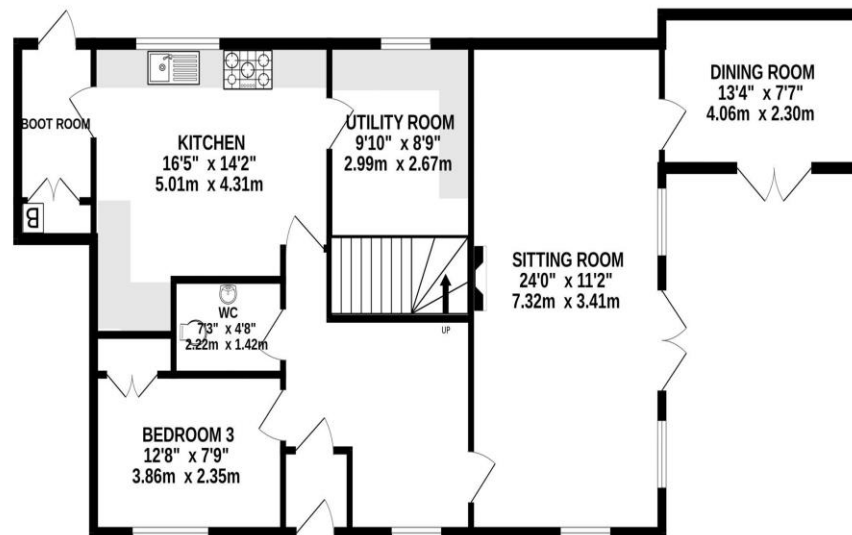
Council Tax Band: E

Property reference:
00003386

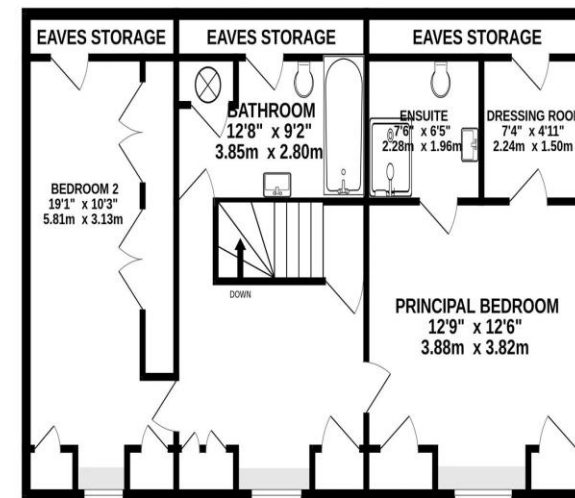
Viewings:

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
884 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.2 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)