



1 Ladysmith Close, Gomeldon, Salisbury, Wiltshire, SP4 6LH

Jordan & Mason

1 Ladysmith Close, Gomeldon, Salisbury, Wiltshire, SP4 6LH

£395,000 Freehold

### Brief Property Description

The property is situated within a small, pleasant development and occupies a slightly elevated position, offering delightful views from the first floor. The beautifully presented accommodation is accessed via a covered porch leading to the front door. On entering, a welcoming entrance hallway leads to the kitchen, featuring matching painted wooden base and eye units, and laminate flooring throughout, with ample space for dining. Continuing from the hallway is a generous sitting room/dining room, providing additional dining space and French doors with direct access to the rear garden. The room benefits from dual aspect, allowing for a good amount of natural light, and includes a large walk-in storage cupboard. A downstairs W.C. completes the ground floor accommodation. The turned staircase leads to the first-floor landing, with two double bedrooms, both equipped with built-in storage space and TV points. The modern family bathroom comprises a matching white suite, decorative mosaic-patterned vinyl flooring, and a shaving point. The property is warmed by gas central heating and features double glazing throughout. Outside, there is side-by-side off-road parking to the front and a fully enclosed rear garden. Tastefully decorated and boasting a pleasant atmosphere throughout, viewing is highly recommended.

### The Location and nearby Facilities

The property is situated within the village of East Gomeldon which lies within the convenient Bourne Valley found to the north of the cathedral city of Salisbury. The village of Gomeldon enjoys a popular primary school and the neighbouring villages of Winterbourne and Porton support a doctor's surgery, take away, thriving public houses and general stores. Public transport also runs throughout the valley giving direct access to Salisbury city centre.



2



1



1



C



Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Postcode;**  
SP4 6LH

**Directional note:**

Leave Salisbury via the A30 London Road and continue passing the BMW car dealership. Proceed beneath the railway arch and at the roundabout take the first exit left as signposted The Winterbournes. Continue through the Winterbournes and at Policeman's Corner turn right as signposted Gomeldon. Follow this road for around half a mile and at the top of Gomeldon Hill turn right as signposted East Gomeldon. Continue along this road passing beneath the railway bridge, take the first right turning to Ladysmith and then bear left at the split in the road and after a short distance Ladysmith Close can be found on the right-hand side the property is the first on the left after entering the close.

**Council Tax Band:** C

**Property reference:**

00002385

**Viewings:**

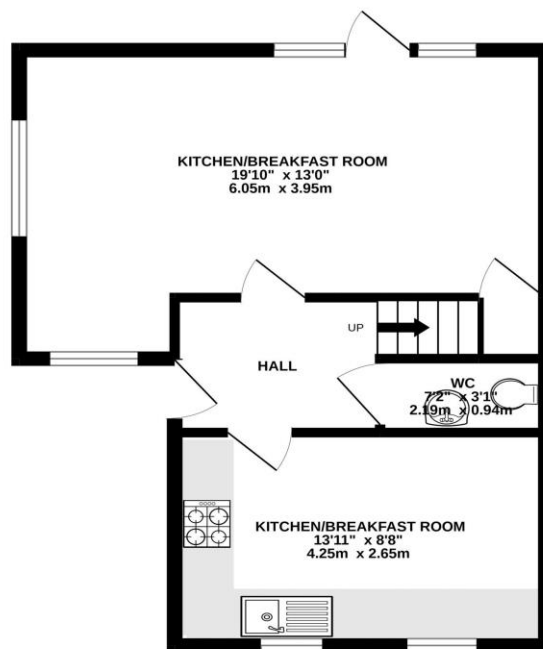
By Appointment only with Jordan & Mason 01722 441 999

**Jordan & Mason**  
4 St Thomas' Square  
Salisbury  
Wiltshire  
SP1 1BA  
[jordanshomes.co.uk](http://jordanshomes.co.uk)

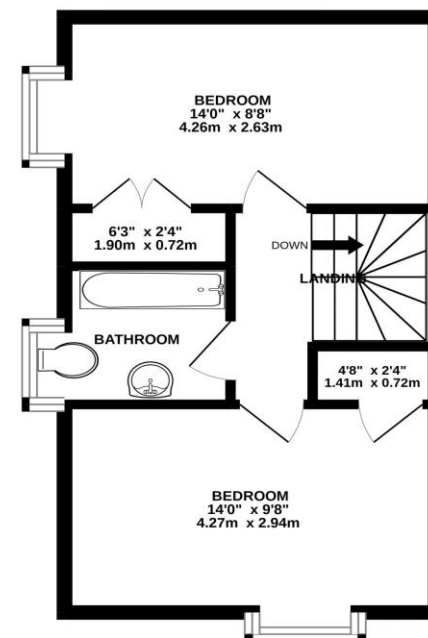
**Here to help....**

Local agent: Kyla Scougall  
01722 441 999  
ks@jordanshomes.co.uk

GROUND FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1 LADYSMITH CLOSE, GOMELDON, SP4 6LH  
TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.  
Made with Metropix ©2022



**Jordan & Mason**

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)