



35 St. Edmunds Church Street, Salisbury, Wiltshire, SP1 1EF

Jordan & Mason

35 St. Edmunds Church Street, Salisbury, Wiltshire, SP1 1EF

£119,950

Brief Property Description

From the main communal door, stairs rise to the first floor where the front door to the flat can be found. Just off the entrance hall, the stairs turn to the second floor, providing direct access into the kitchen/breakfast room. The kitchen features breakfast bar seating and matching white base and eye-level units, along with a storage cupboard. A door leads straight from the kitchen into the bedroom, which is located at the front elevation and includes a small recess with shelving and wardrobes. Off the bedroom, another door leads to the bathroom, which features a cupboard housing the hot water tank. The bathroom comprises a matching white suite with a bath and electric shower over, along with a Velux window to the rear elevation.

The Location and nearby Facilities

The property is situated within the popular St Edmunds Church Street which is found inside the inner ring road and within around two minutes' walk to Salisbury's Market Square and Guildhall. This area is also popular with professionals and families with good public parks available nearby and the whole choice of local amenity that the city centre enjoys. Salisbury's cultural and shopping prowess has improved endlessly over the last decade and the city centre takes on considerable diversity yet retains its character with the world-famous Salisbury Cathedral and world heritage site of Stonehenge some eight miles away. Salisbury also enjoys a thriving theatre, art centre and railway links to London Waterloo in around 90 minutes.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Postcode;
SP1 1EF

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

Directional note:

From the Market Square continue along Blue Boar Row continue as the road bears right exit left into Winchester Street. Proceed along Winchester Street and take the first turning left into St Edmunds Church Street. The property can then be found upon the left-hand side, just opposite the Methodist Church and will be highlighted by a Jordans For Sale board.

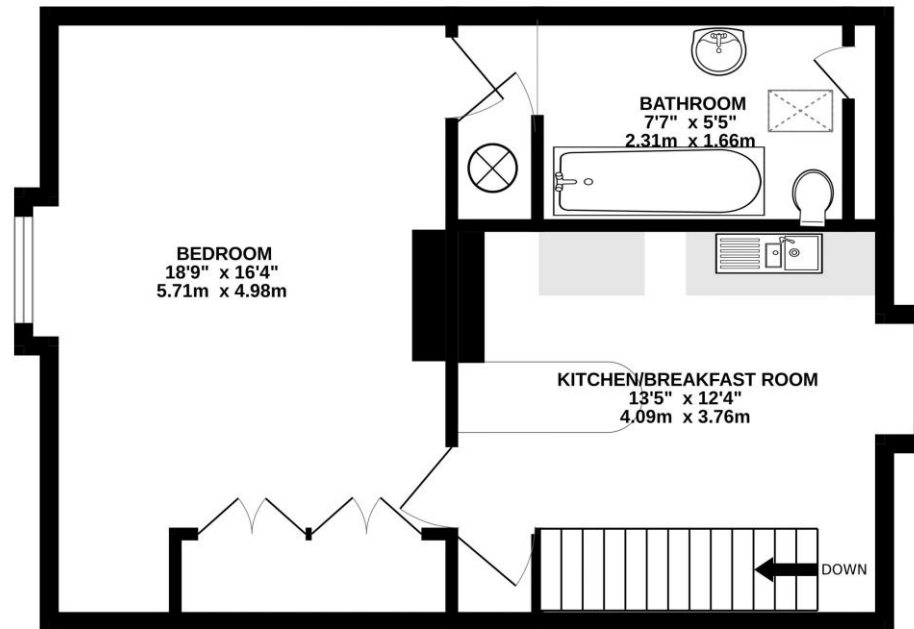
Council Tax Band: A

Property reference:

00003502

Viewings:

By Appointment only with Jordan & Mason 01722 441 999



TOTAL FLOOR AREA : 487 sq.ft. (45.2 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)