



38 Swallowmead, Salisbury, Wiltshire, SP2 8JD

Jordan &  
Mason



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£295,000

### Brief Property Description

The property comprises a modern three-bedroom mid-terraced family home situated within a pleasant cul-de-sac in this popular Harnham estate. The open-plan sitting room/dining room enjoys a generous amount of natural light and features a bay window and access through to the kitchen, which overlooks the rear garden. The conservatory, located just off the main reception room, provides additional space for dining or seating and leads out to the garden. Just off the hallway is a downstairs W.C. Stairs then rise to the first floor, where there are two generous double bedrooms, a further single bedroom, and a family bathroom, completing the accommodation. The property further benefits from a single garage and a fully enclosed rear garden.

### The Location and nearby Facilities

The property is located on a very popular and convenient modern development that blends the best of edge-of-city living with easy access to countryside walks and nearby parks. Salisbury, with its rich history, has a central square with twice-weekly markets and a variety of events. The city offers an excellent range of shops and stores, two cinemas, a theatre, a leisure centre, and a wide variety of restaurants and pubs. Salisbury is also renowned for its excellent range of schools for all ages in the state, grammar, and private sectors. With a mainline rail station, the city is within one and a half hours of London (Waterloo).



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C



**Sitting/dining room** 20' 2" x 11' 5" (6.15m x 3.48m)

**Kitchen** 8' 6" x 7' 10" (2.60m x 2.40m)

**Conservatory** 9' 8" x 9' 4" (2.95m x 2.84m)

**Bedroom** 11' 1" x 9' 1" (3.37m x 2.77m)

**Bedroom** 9' 1" x 8' 10" (2.78m x 2.70m)

**Bedroom** 8' 6" x 8' 0" (2.58m x 2.44m)

**Bathroom** 8' 6" x 5' 5" (2.60m x 1.65m)

**Garage** 16' 5" x 8' 2" (5.00m x 2.50m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Postcode;**  
SP2 8JD

**Directional note:**

Leave Salisbury along Exeter Street and continue to Exeter Street roundabout. Continue straight over into Newbridge Road and proceed along this section of dual carriageway in the right-hand lane. Continue over both sets of traffic lights. At the next mini roundabout, take the first exit and follow the road down the hill. At the following roundabout, take the third exit. Follow this road and take the fifth turning on the right into Swallowmeade. Follow the signs for number 38, where the property can be found at the bottom of the cul-de-sac on the left-hand side.

**Council Tax Band:** D

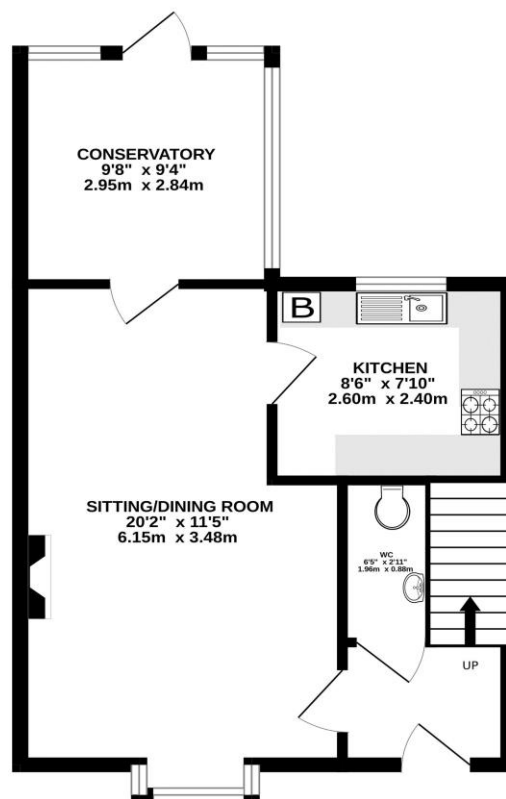
**Property reference:**

00003514

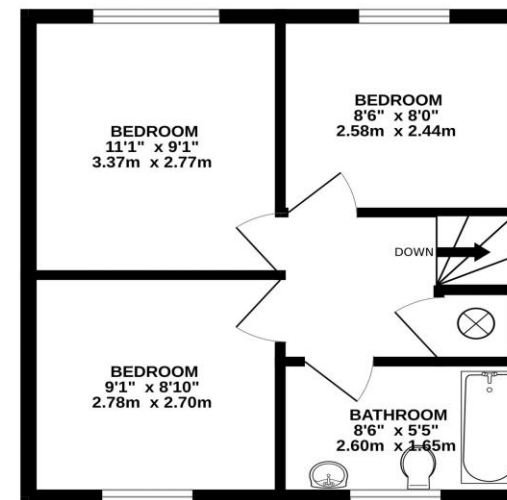
**Viewings:**

By Appointment only with Jordan & Mason 01722 441 999

**GROUND FLOOR**  
431 sq.ft. (40.1 sq.m.) approx.



**1ST FLOOR**  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.  
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**Here to help....**

Local agent: Kyla Scougall  
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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)