



22 Wyndham Terrace, Salisbury, Wiltshire, SP1 3AF

Jordan &
Mason

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£375,000

Brief Property Description

The property comprises a three-bedroom, three-storey townhouse overlooking Wyndham Park, with a garden and parking. From the entrance hallway, the open-plan sitting room/dining room benefits from direct access to the front garden through sliding doors. From the dining area, this then leads through to the kitchen, which has a split-level breakfast area to the rear offering additional seating and a door giving access to the rear courtyard. On the first floor, there is a family bathroom with a matching white suite and bath with a shower over. There is a good-sized double bedroom with a pleasant outlook across the park. Stairs rise to the second floor where there are two further bedrooms, one with a wash hand basin. Just off the top of the stairs, there is a small shower room completing the accommodation.

The Location and nearby Facilities

The property in Wyndham Terrace, is located within Salisbury's ring road, offers a delightful walk to the Salisbury Arts Centre, various parks, and the bustling market square. With its leafy outlook over a city park, it provides a very pleasant edge of park setting while maintaining convenient access to all necessary facilities. Ideal for those who enjoy city centre living and the many conveniences it offers, this area provides an ideal blend of pleasant surroundings and city living.



3



2



2



D

Sitting Room 14' 11" x 10' 2" (4.55m x 3.10m)

Dining Room 12' 5" x 10' 11" (3.78m x 3.32m)

Kitchen/Breakfast Room 19' 8" x 8' 2" (6.00m x 2.48m)

Bedroom 11' 3" x 11' 1" (3.44m x 3.37m)

Bedroom 13' 8" x 11' 9" (4.17m x 3.58m)

Bedroom 12' 10" x 8' 0" (3.90m x 2.43m)

Bathroom 12' 10" x 8' 1" (3.90m x 2.47m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	84	
(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 3AF

Directional note:

Leave Salisbury via Castle Street and turn right into Wyndham Road just before the Milford Hall Hotel. Continue along Wyndham Road for approximately 400 yards. Turn right into Swains Close and continue to the end, then turn left into Wyndham Terrace. Follow this road parallel to the tree-lined park, and the property can be found on the left-hand side, towards the end of the road, marked by a Jordan & Mason For Sale board.

Council Tax Band: D

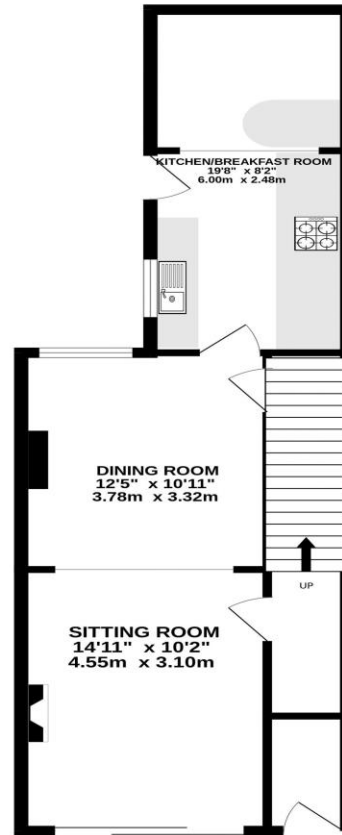
Property reference:

00003190

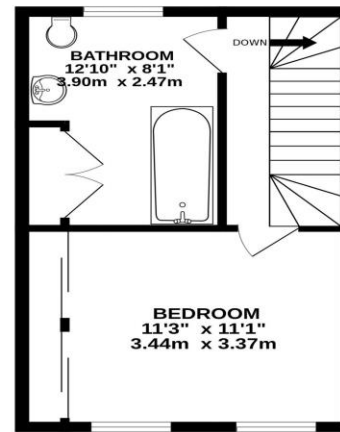
Viewings:

By Appointment only with Jordan & Mason 01722 441 999

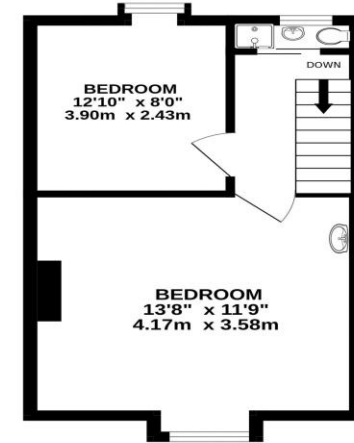
GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.9 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)