



19 Montague Road, Salisbury, Wiltshire, SP2 8NJ

£500,000 Freehold





## 19 Montague Road, Salisbury, Wiltshire, SP2 8NJ

A modern, three/four-bedroom, detached family home which is situated within a cul-de-sac, with off-road parking, in the highly sought-after suburb of Harnham. EPC: B



### ACCOMMODATION AND FEATURES

- Modern detached home
- Three bedrooms/four bedrooms
- Cul-de-sac position
- Living room with wood burning stove
- Dining room overlooking the garden
- Modern family bathroom and cloakroom
- Wrap-around level garden
- Ample parking
- Solar feed tariff - last year of £1613.49

### DIRECTIONS

Leave the city centre on the one-way system via Brown Street and at the T junction with Exeter Street turn left. At the roundabout continue straight over into New Bridge Road. Continue to the traffic light gyratory, keeping to the right and bearing right through the traffic lights and then immediately left into Harnham Road. Proceed through two traffic lights and over a pedestrian crossing, adjacent to a One-Stop shop and then take the next left into Montague Road. Proceed half way along, turning left into the cul-de-sac and this property will be found immediately on the left.



## THE PROPERTY

A detached family house, this generously proportioned and comfortable home, with double glazing and gas fired central heating, offers flexible accommodation over two floors with gardens to one side and wrapping around the rear. On the ground floor the reception hall has a cloakroom off and leads to a (fourth) bedroom or study/play room, a separate sitting room with log burning stove and a dining room through to a kitchen/breakfast room. Upstairs, off the landing there are three further bedrooms and a family bathroom.

## SERVICES

Mains Water, Electricity, gas and drainage are connected.

**Nb.** No services have been tested or verified. NB All buyers complete their own checks.

## COSTS

Council tax band

## TENURE

Freehold

## VIEWINGS

By appointment only with Jordan & Mason Salisbury Office 01722 441 999

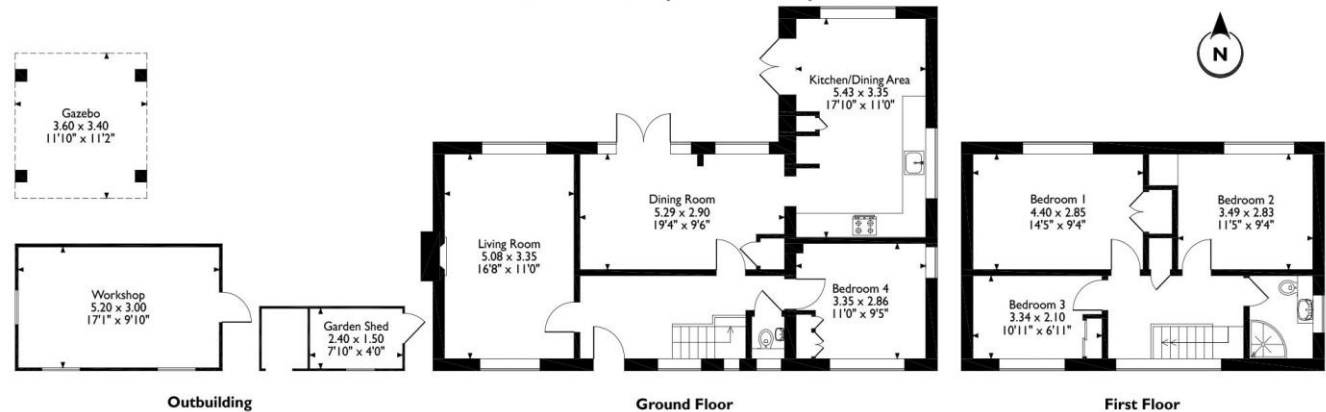




## THE LOCATION

This property is located within a cul-de-sac of similar residential properties in Harnham, the much favoured suburb on the south western side of Salisbury. Immediate facilities include a One Stop store with post office and Harnham Primary and Junior schools with an M&S outlet and Co-op store within a short drive. There are a number of recreational fields closeby and a riverside pub is nearby. With views of the magnificent cathedral over the water meadows the Town Path leads into the city centre. Salisbury with its rich history has a central square with twice weekly markets and a variety of events. There is an excellent range of shops and stores, cinemas, theatre and a leisure centre. A wide variety of culinary tastes are catered for with an excellent range of restaurants and pubs. The city is also renowned for the 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).

19 Montague Road, Salisbury  
Approximate Gross Internal Area  
Main House = 119 Sq M/1280 Sq Ft  
Outbuildings = 33 Sq M/355 Sq Ft  
Total = 150 Sq M/1635 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

[jordanshomes.co.uk](http://jordanshomes.co.uk)

## Salisbury Office

01722 441 999

4 St Thomas' Square, Salisbury, Wiltshire SP1 1BA

info@jordanshomes.co.uk

Multi-award-winning estate agents, land agents,  
property management, auctioneers.

Jordan &  
Mason