



21 Woodlea Grange, Alderbury, Wiltshire, SP5 3PA

Jordan &  
Mason

21 Woodlea Grange, Alderbury, , Wiltshire, SP5 3PA

£1,200PCM

### Brief Property Description

The house is an immaculately presented and well located two bedroom end of terraced house which forms part of this small modern development in the well served village of Alderbury. The house has a generous sitting room/dining room at the rear giving a pleasant outlook over the rear garden. At the front of the property there is a kitchen/breakfast room and a downstairs W.C. The first floor enjoys two well proportioned bedrooms and a well appointed family bathroom. The orientation of the property is appealing, enjoying a westerly aspect and with a larger than average garden which is also well maintained, the garden backs onto its own garage found at the rear.

### The Location and nearby Facilities

The property is situated within the favoured village of Alderbury which lies on the south eastern side of the cathedral city of Salisbury. Alderbury and its adjoining neighbouring village of Whaddon, support a thriving community spirit with an excellent general store, public house, public transport, village hall, bowls club, football club, primary and preschool facilities, various children's parks and a post office. The village is well suited to those commuting into Salisbury or heading south towards Southampton, Whiteparish and Romsey. In addition to this, the village has a number of walks, footpath that are well suited to bike rides, walking or running.



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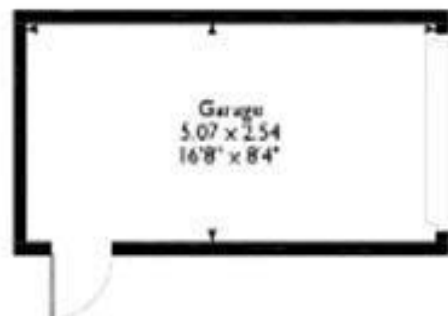
**Directional note:**

Leave Salisbury along the A36 Southampton Road and continue passing the Tesco Superstore. Follow this road around the Petersfinger bend and at the commencement of the dual carriageway, indicate right and turn right as signposted 'Alderbury'. Follow this road for about two miles into the village and having entered the village continue passing the Green Dragon public house. Continue in to the centre of the village and, having passed the playing fields on the right hand side, turn left into Firs Road and follow this road for about 400 yards. Turn Left into Woodlea Grange and the property can be found towards the rear of the road on the left hand side

**Property reference:** 00003577

**Viewings:**

By Appointment only with Jordan & Mason 01722 441 999

**Ground Floor****First Floor**

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.

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**Here to help....**

Local agent: Luke Wrixon  
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**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)