



44 St. Gregorys Avenue, Salisbury, Wiltshire SP2 7JP

Jordan &  
Mason

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£1,750 PCM

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### Brief Property Description

The property comprises a 1930s three bedroom semi detached house which offers versatile living accommodation. As is very typical of the property's age, there is a generous entrance hallway with a bay fronted sitting room at the front. To the rear of the property is a boiler room, downstairs toilet, an additional sitting room with patio doors leading to the rear garden, dining room and newly fitted kitchen. Upstairs there are three bedrooms and a bathroom. The property has recently been redecorated throughout and new carpets fitted.

### The Location and nearby Facilities

The property is situated within a prime residential location found to the western side of the cathedral city of Salisbury. There is an excellent choice of local amenities nearby including shops, churches, public transport and a good choice of schools. The nearby Wilton and Devizes Road gives good access to Salisbury city centre and Salisbury mainline railway station can be found a short distance away. This established location offers good convenience for those the require prime edge of city living.



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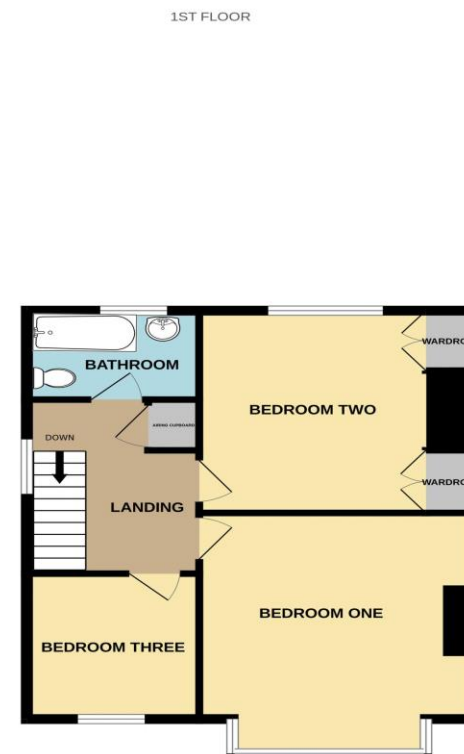
### Directional note:

Leave Salisbury city centre via the A36 Wilton Road and continue along this road for just over a mile and turn right into New Zealand Avenue which can be found opposite the Co-Op. Having entered New Zealand Avenue continue to the top of this road and at the junction turn left and the property can be found almost immediately upon the right-hand side, next to the St. Gregory and the English Martyrs Catholic Church.

**Property reference:** 00003485

### Viewings:

By Appointment only with Jordan & Mason 01722 441 999



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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)