



104 Hollows Close, Salisbury, Wiltshire, SP2 8JX

Jordan & Mason

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£330,000 Freehold

Brief Property Description

This superbly presented and greatly improved three-bedroom semidetached house is situated within a pleasant cul-de-sac setting in the popular area of Harnham. The house has been significantly enhanced under the current owner's tenure and includes an entrance porch, entrance hallway, downstairs W.C, light and airy front sitting room, well-appointed kitchen/dining room with ample storage, three bedrooms all with built-in wardrobes, bathroom, gas central heating via Worcester gas-fired boiler, double glazing, quality internal doors, tasteful decoration and floor coverings. The gardens are beautifully stocked and designed for ease of maintenance. There is on street residents parking.

The Location and nearby Facilities

The property is located within a pleasant and convenient cul-de-sac position in the popular area of Harnham which is only half a mile upon the south-western side of Salisbury city centre. Harnham is both convenient for access and has numerous local amenities which includes junior school, infant school, choice of riverside public houses, public transport, convenience store, takeaway outlet and DIY store. There is a popular public pathway for pedestrian and cyclists which lead from The Old Harnham Mill across the beautiful water meadows which benefit from direct views to Salisbury Cathedral and the path gives access to Queen Elizabeth gardens, Salisbury city centre and Salisbury's mainline railway station. Salisbury has a thriving community spirit with its twice weekly charter market at its centre, excellent shopping recreational and leisure facilities. There is world-class schooling in both the public and state sectors. The grammar school of Bishops Wordsworth and South Wilts are all within a short distance of the city centre and accessible. Salisbury also boasts a wonderful theatre, two cinemas and numerous craft fairs, Artisan markets and festivals. There is a lively music and comedy scene throughout the city and good access to London via Waterloo in approximately 80 minutes.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Postcode:
SP2 8JX

Directional note:

Leave Salisbury city centre via Exeter Street and continue along this road to Exeter Street roundabout. Take the second exit into Newbridge Road and continue along this road for a quarter of mile to the traffic lights. Move into the right-hand lane and follow the road around to the right, as signposted Harnham. Continue along this road taking a turning left into Hollows Close. The property can be found at the very top of the development in a pleasant cul-de-sac location.

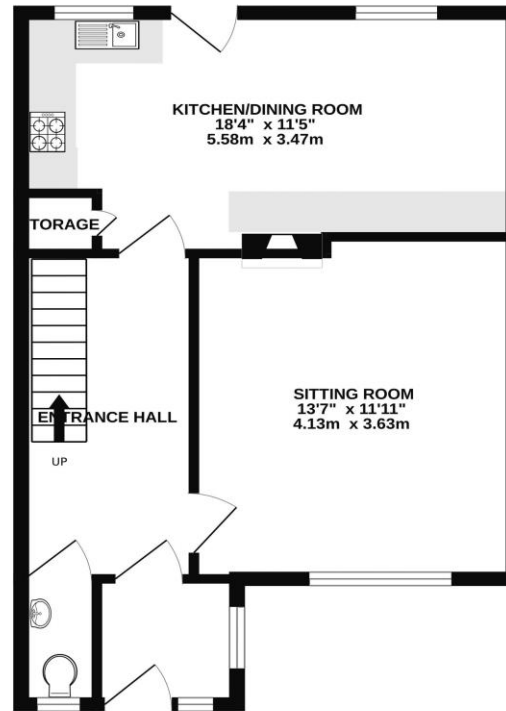
Council Tax Band: C

Property reference:
00003121

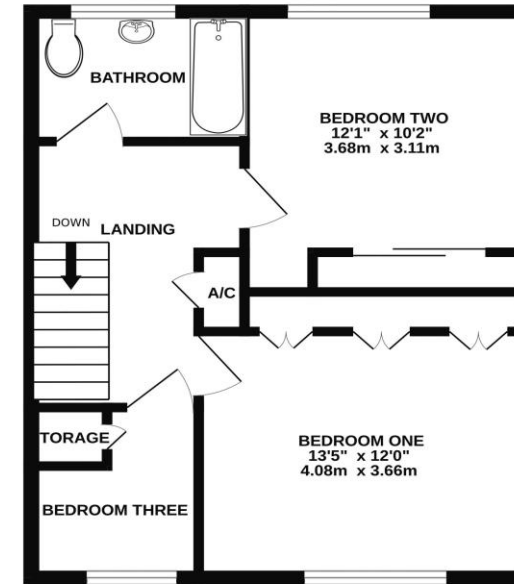
Viewings:

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.
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Jordan & Mason
4 St Thomas' Square
Salisbury
Wiltshire
SP1 1BA
jordanshomes.co.uk

Here to help....

Local agent: Kyla Scougall
01722 441 999
ks@jordanshomes.co.uk



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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)