



**6 JAY RISE, SALISBURY, WILTSHIRE SP2 7FL**

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**BAXTERS**  
PROPERTY & LAND AGENTS





## 6 JAY RISE, SALISBURY, WILTSHIRE SP2 7FL

**PRICE GUIDE: £425,000**

Constructed in 2014 by Taylor Wimpey and occupied from new by the current owners, 6 Jay Rise is an impressive three storey four bedroom town house well placed for access to local amenities, schooling and, within a 20 minute walk of the railway station.

This fine family home is fully double glazed and centrally heated via a mains gas fired boiler to radiators and is offered for sale in excellent order. There have been numerous improvements made to the property; the kitchen has been refitted with a comprehensive range of Magnet units and Brazilian Marble work surfaces, there is also a 5 ring dual fuel rangemaster cooker and glass splashbacks.



The cloakroom and en suite were both remodelled during 2023 and the whole of the ground floor is laid with Marble tiles.

The accommodation is well planned with a large welcoming reception hall, the living/dining leads out to the garden via French doors and there is a range of handmade bespoke cabinetry, Off the first floor landing are two generous double bedrooms, a large single bedroom and a family bathroom. There is an impressive principal bedroom suite which occupies the entire second floor.

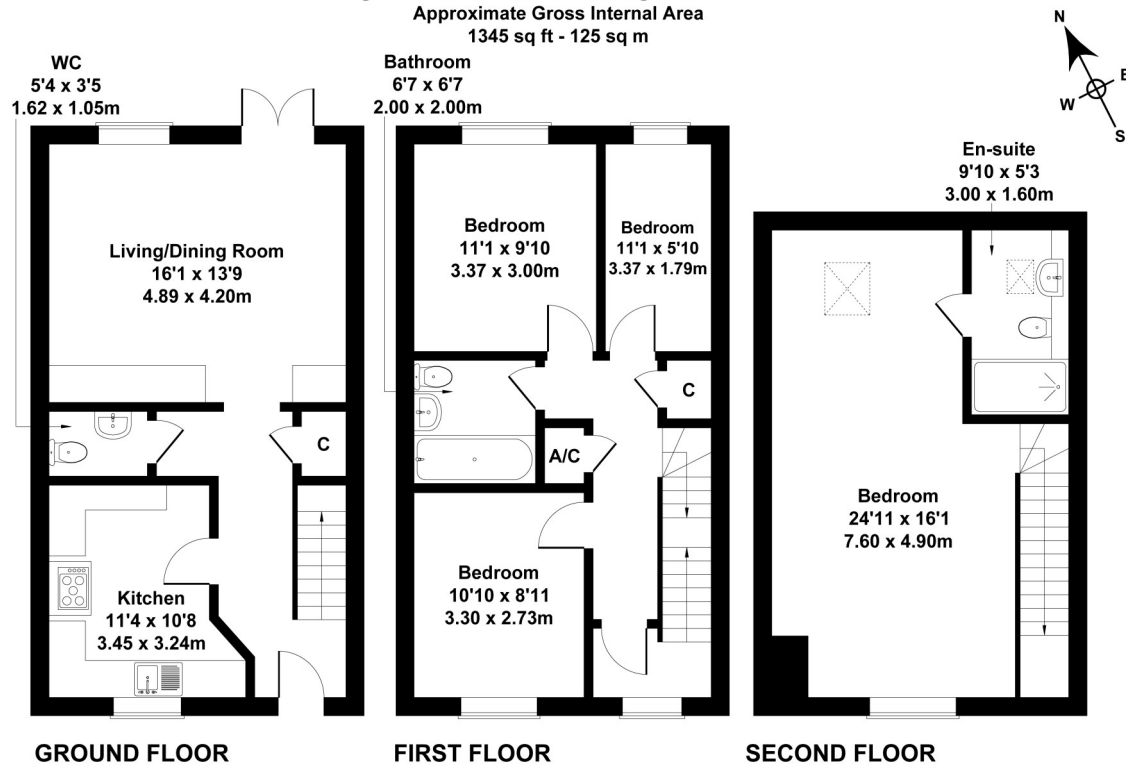
There is a private two car drive at the rear with parking and access to a single garage with power & light and extensive eaves storage. Pedestrian access from the drive leads to the patio style garden which has been professionally landscaped over two levels.

**LOCATION:** Jay Rise is set off Highbury Avenue just outside the ring road with easy access to local amenities and a short walk to the city centre. The attractive cathedral city of Salisbury has extensive shopping facilities, a thriving, twice weekly market and a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private, primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A303), Southampton (A36) and Bournemouth (A338) and the mainline railway station, a short walk away, serves London, Waterloo (journey time 90 minutes) and the West Country.



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Approximate Gross Internal Area  
1345 sq ft - 125 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D : £ 2,525.94 for year 2024/2025. All mains services connected. Mains Drainage. Gas Central Heating . Fully double glazed.

**DIRECTIONS:** From the centre of Salisbury proceed along Castle Street to the roundabout. Take the first exit onto Churchill Way West. At St Paul's roundabout take the third exit onto Devizes Road (A360). At the next roundabout take the 1st exit left into Highbury Avenue and Jay Rise can be found half way down on the left hand side.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10764.

