



12 GREEN LANE, OLD SARUM, SALISBURY SP4 6BN

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



12 GREEN LANE, OLD SARUM, SALISBURY SP4 6BN
PRICE GUIDE: £240,000

12 Green Lane is a smart modern terraced house located along a no through country lane on the very edge of Old Sarum within a semi rural environment with outstanding views across neighbouring countryside and farmland.

The property is offered for sale in excellent overall condition with full double glazing and electric heating. The accommodation is surprisingly spacious comprising of a generous reception hall which is open plan to the sitting room with patio doors leading out to the garden.

The kitchen is a good size and well equipped with a comprehensive range of floor and wall cabinets. Off the first floor landing are two double bedrooms and a family bathroom.

To the front of the house is a private drive with off road parking. The rear garden is fully enclosed and south west facing with rear pedestrian access. Off the living room is a patio leading onto a well kept lawn, bordered on each side with flower beds and shrubs. At the rear of the garden is a large timber shed.

LOCATION: The settlement of Old Sarum is located on the northern edge of the historic cathedral city of Salisbury. The city has extensive shopping facilities, a twice weekly market, theatre, arts centre and cinema and a variety of leisure and recreational facilities including the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. The Iron Age Hill Fort of Old Sarum is nearby as are numerous country walks. There is a choice of schools for all ages within and outside the city boundary. Salisbury has excellent road links to London via the A345/A303/M3, Southampton (A36) and Bournemouth (A338). The mainline railway station (approximately 2.5 miles away) serves London, Waterloo and the West Country. There is a bus stop nearby in Sherbourne Drive; buses run during the day to and from town every 15 minutes.

DIRECTIONS: From the cathedral city of Salisbury proceed towards Amesbury along the A345 taking the third exit at the park and ride roundabout onto Portway. Follow the road to the next roundabout and take the second exit and continue to follow the road through the next set two sets of traffic lights. Turn right a short distance after passing the Kia Garage into Green Lane and number 12 can be found on the right hand side clearly identified by the BAXTERS For Sale board.



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Approximate Gross Internal Area
598 sq ft - 56 sq m

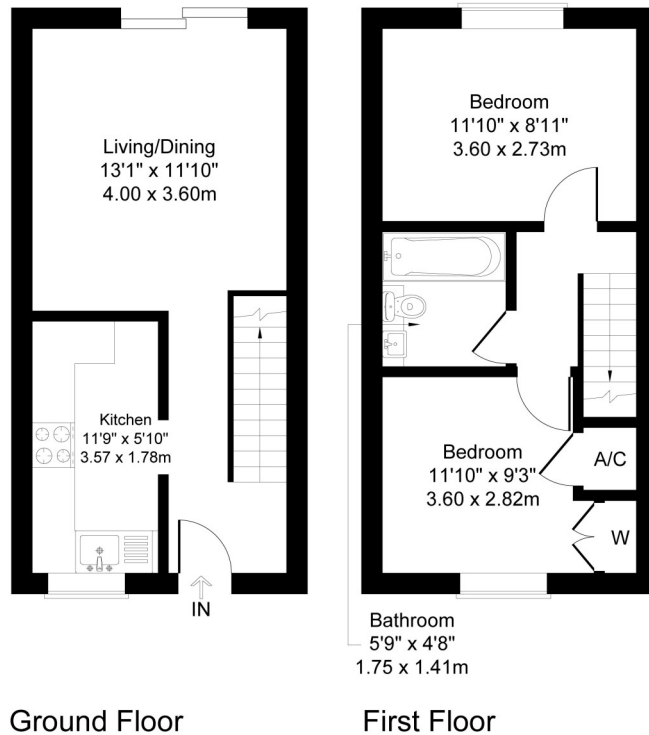


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C £2,350.54 for year 2025/2026 . All mains services connected. Mains Drainage. Electric Heating. Fully double glazed.

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: 10778.

