
WATER LANE, WILTSHIRE, SP2 7TE
£155,000 FREEHOLD
Winkworth







WATER LANE, WILTSHIRE, SP27TE

Attractive one-bedroom ground-floor garden flat, ideally positioned in Water Lane within easy walking distance of Salisbury city centre. With enclosed rear garden and offered to the market with no onward chain.

Set in an enviable position along a pleasant riverside walkway, this attractive ground-floor garden flat enjoys a wonderful combination of tranquillity and convenience. Overlooking the River Avon, it is just a comfortable level walk from the heart of Salisbury city centre, the beautiful Queen Elizabeth Gardens and the iconic Salisbury Cathedral beyond.

The accommodation offers a generous sitting room, featuring a characterful fireplace and attractive natural wooden flooring, creating a welcoming space to relax and entertain. The separate kitchen overlooks and provides direct access to the fully enclosed, westerly facing rear garden a particularly appealing feature and a lovely space to relax and enjoy the afternoon and evening sunshine.

The bedroom is positioned to the front of the property and also benefits from natural wooden flooring, while the bathroom is fitted with a bath and shower over.

Offered with no onward chain, this charming garden flat is ideally suited to those seeking a peaceful home in a highly convenient location, with the river, Elizabeth Gardens, Salisbury Cathedral and city centre all quite literally on the doorstep.

AT A GLANCE

Kitchen

Sitting room

Bedroom

Bathroom

Garden

Permit parking

LOCATION

Water Lane is ideally located within a short walk of the highly desirable Queen Elizabeth Gardens, Salisbury city centre, and the mainline railway station, which offers a direct service to London Waterloo in approximately 80 minutes.
Fisherton Street, a vibrant part of the city, is nearby and features an eclectic mix of contemporary restaurants, international cuisine, and independent cafés, making it a popular destination for locals and visitors alike.
Salisbury boasts a twice-weekly charter market, the renowned Playhouse Theatre, two cinemas and a wide range of shopping and recreational amenities.
The city also offers excellent road connections. It provides convenient access to the south coast, Bath, Winchester, and Southampton, while the nearby A303 links to the M3, offering smooth travel to London and westward towards Exeter and the West Country.

DIRECTIONS

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Leave Salisbury via Castle Street. At the Castle Street roundabout, turn left onto the ring road (A36). At the next roundabout, take the first left onto Fisherton Street. Continue under the railway bridge, and at the next mini-roundabout, take the first left. Follow Fisherton Street, and after a short distance, the Water Lane pedestrian walkway will be found on the right-hand side.
Alternatively, if travelling on foot, proceed away from the city centre along Fisherton Street, and the property can be found on the right-hand side.

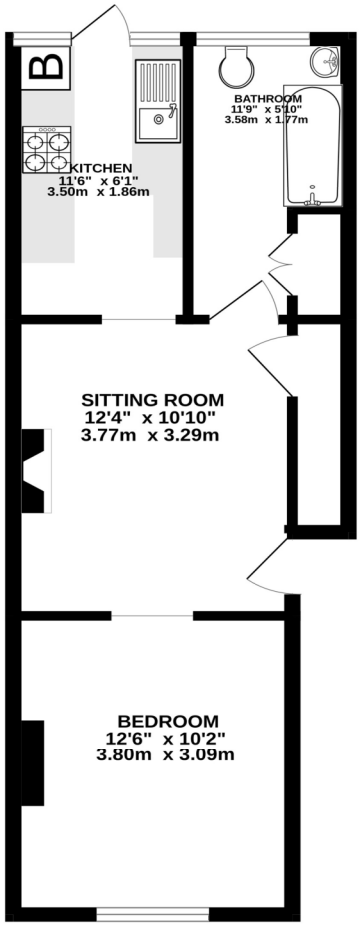
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O2 good outside, good inside.
Three good outside, good inside.
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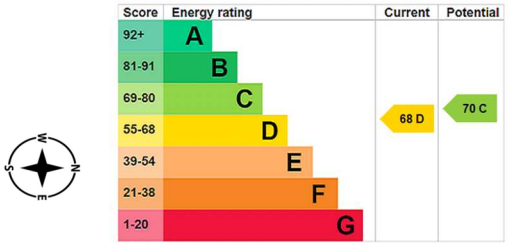


GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 404 sq.ft. (37.5 sq.m.) approx.

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