



COLDHARBOUR LANE, WILTSHIRE, SP2 7BY
£202,500 FREEHOLD

Winkworth



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A superb and recently redecorated one-bedroom, modern mews-style house in convenient edge of city position and offering allocated off-road parking.

The property comprises a bright and airy and fairly recently redecorated one-bedroom end of terrace house which has pleasant open-plan living accommodation, a generous double bedroom which has a walk-in dressing room with ample space for wardrobe. The property enjoys, gas central heating via a Worcester boiler and double glazing. The modern fitted kitchen has an outlook to the front and at the rear there is a neat paved patio garden.

AT A GLANCE

one bedroom
one reception room
one bathroom
Patio
residents parking



LOCATION

The property is located in an established and convenient area on the western fringes of Salisbury city centre, providing easy access to the mainline railway station. This neighbourhood offers a range of facilities and amenities, including the Five Rivers Leisure Centre (with swimming pools), a John Lewis Waitrose store, primary schools, general stores, public transport. Prospective buyers should take the opportunity to explore the walking path that runs parallel to the River Avon in a northerly direction, providing access to the historic Old Sarum.

DIRECTIONS

What3Words - before.translated.chemistry

Leave Salisbury via Fisherton Street and continue under the railway arch to St Pauls roundabout. Take the second exit and continue into Devizes Road passing Fry's Fish & Chips shop. Continue up Devizes Road and take the first turning right into Gas Lane. Follow this road to the bottom and the property can then be found on the left-hand side, highlighted by our FOR SALE Board.

Wiltshire Council Tax Band B

EPC Band D

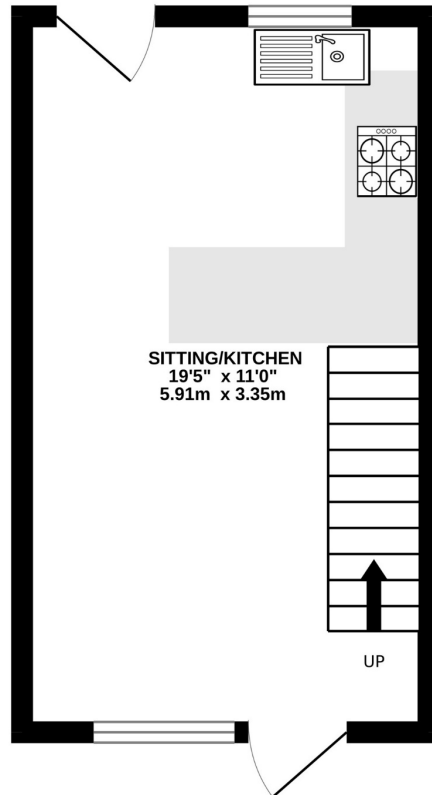
Mains gas, water and drainage

Ultrafast Broadband available.

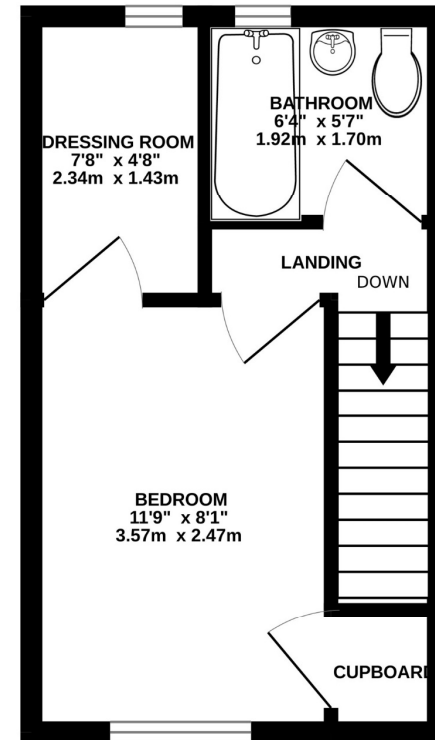
Mobile coverage likely inside and out with Vodafone.



GROUND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.6 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

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