



Salisburys



## Crapstone Villas PL20

Guide Price £325,000

🛏 1 🚿 1 🛋 2



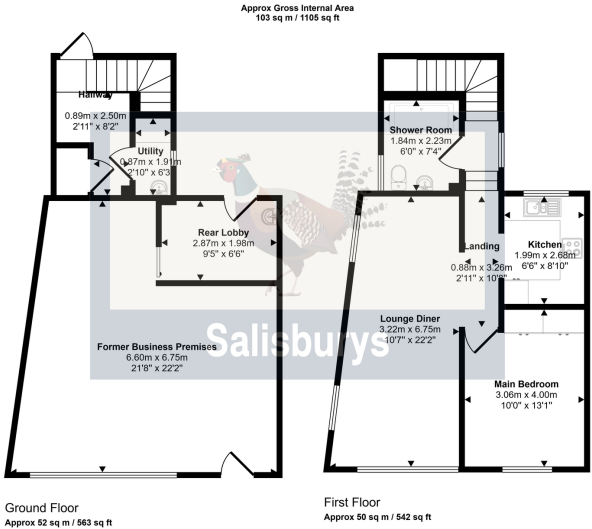
- POTENTIAL POTENTIAL POTENTIAL
- Spacious one bedroom first floor apartment
- Potential for change of use for business (STPP)
- Rear courtyard with parking
- Great opportunity for living/business
- Ground Floor former business premises
- Prime location
- Separate access for both parts
- Parking option to front of property (STPP)
- Village location on local bus route







POTENTIAL - POTENTIAL - POTENTIAL. We are excited to present this property to the market which consists of a Ground Floor former business premise (previously a hair salon) with a first floor one bedroom maisonette. The business premises offer the opportunity to develop a new business in-situ and has separate front access to the ground floor and the option (STPP) to create parking. The upstairs maisonette is very well presented with a Lounge/Dining Room, separate Kitchen, Shower Room and downstairs Utility Room. The maisonette can be accessed from The Crescent or through the rear courtyard garden that also provides additional gated, off road parking. This property offers a multitude of opportunities subject to necessary planning permissions being sought.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

