



2 Water Lane, Salisbury

Myddelton&Major

2 Water Lane, Salisbury Wiltshire, SP2 7TE

- City Centre Location
- Peaceful Pedestrianised setting
- Lovely River Views
- UPVC Double Glazing
- Requiring Refurbishment
- Courtyard Garden
- Permit Parking Available
- Gas Fired Central Heating

The Property

Nestled in a tranquil pedestrian-only spot along the ever-popular Water Lane, this mid-terrace Victorian home enjoys a delightful outlook over the river flowing just beyond the front of the property. Offering huge potential for transformation, the property is in dated condition and requires a full refurbishment throughout—perfect for those looking for a project in a highly desirable City Centre location.

The front reception room welcomes you in directly from the front door and features an open fireplace with timber surround, UPVC . An internal doorway leads through to the rear reception room, where you'll find stairs to the first floor. A single-storey extension at the back houses connects the kitchen, downstairs WC, and provides access to the small rear courtyard garden. The kitchen is equipped with a selection of base and wall units with roll-edge worktops, electric hob, low-level oven, and spaces for a dishwasher and fridge/freezer. The downstairs WC includes a toilet and wash hand basin. On the first floor are two bedrooms and a bathroom and a good size boarded loft space with access ladder.

Outside

Located to the rear is a small courtyard with rear access.

Location

Number 2 is set in a central location on the edge of the medieval centre of Salisbury. Within easy walking distance to Cathedral Close, The Town Path with its lovely walks, the railway station and is extremely convenient for Salisbury's bustling city centre with its excellent range of recreational, shopping and cultural amenities.



Charming Two-Bedroom Victorian Terrace in Sought-After Riverside Location – Full Renovation Required

Tenure: Freehold

Size: 781 ft²

EPC Rating: D (64)

Council Tax Band: C



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Services - All mains services are connected. Ofcom suggests full fibre broadband of up to 1,800Mbps is available.

All main mobile phone providers suggest good service.

Train Station 0.2 Miles



Market Square 0.9 Miles



The Close 0.2 Miles



A303 8.0 Miles

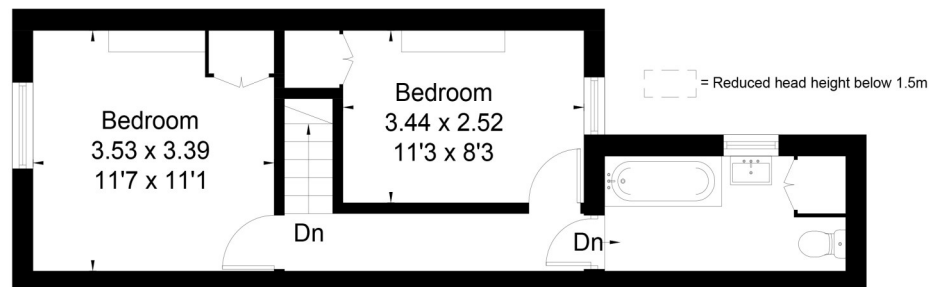




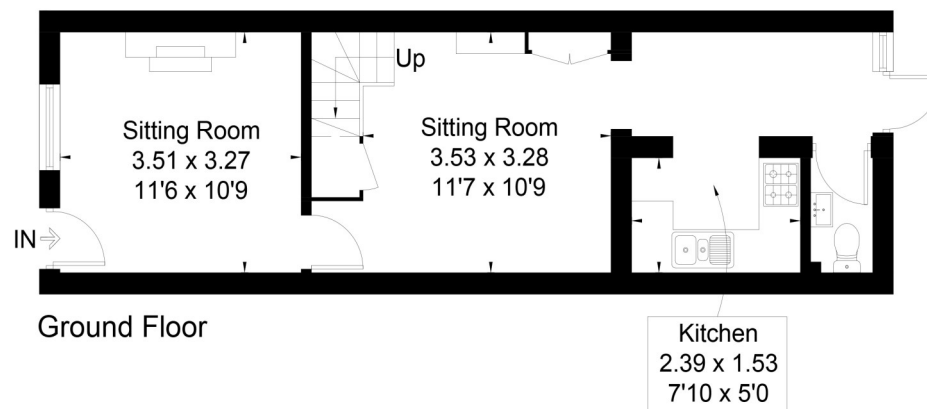
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Approximate Floor Area = 72.6 sq m / 781 sq ft



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90738