



**Connells**

Hadliegh Court Shady Bower  
Salisbury





## Property Description

Connells are pleased to bring to the market this newly renovated two bedroom coach house in Salisbury with no chain. The property has an open plan lounge, kitchen and dining area and a bathroom, in addition to the two bedrooms, the master bedroom has an en-suite bathroom, there is a garage underneath the property, front garden and is double glazed throughout.

The property has a very modern and contemporary finish, the living space is very light and spacious with french windows leading to a decked area.

Shady Bower area is a unique picturesque location and properties rarely come up in this sought after area, the property is a short walk to the city centre and is a short walk to the nearest bus stop.

The historic and picturesque city of Salisbury offers a range of entertainment, shopping and entertainment facilities. There are direct rail services to London Waterloo, Bristol and Southampton.



## Lounge / Kitchen / Dining Room

22' 4" x 15' ( 6.81m x 4.57m )

The property has an open plan lounge, dining room and kitchen with double glazed windows to the front and side of the aspect, integrated washer dryer, integrated fridge freezer, oven, hob and extractor, microwave, a large island and breakfast bar, as well as access to front and rear of the property.

## Bedroom 1

10' 10" x 9' 8" ( 3.30m x 2.95m )

The first bedroom has double glazed windows, a radiator and an en-suite bathroom that has a classic, traditional look with chrome fittings and white sanitary wear. The en-suite has a toilet, a large sink basin a large shower and is fully tiled

## Bedroom 2

10' 10" x 10' 6" ( 3.30m x 3.20m )

The second bathroom has double glazed windows to the rear of the property

## Bathroom

The bathroom has a free standing ball claw bath with overhead shower, a large sink basin, a toilet and chrome fittings, the bathroom is tiled with a classic look.

## Garage

The property has a garage for one vehicle

## Outside

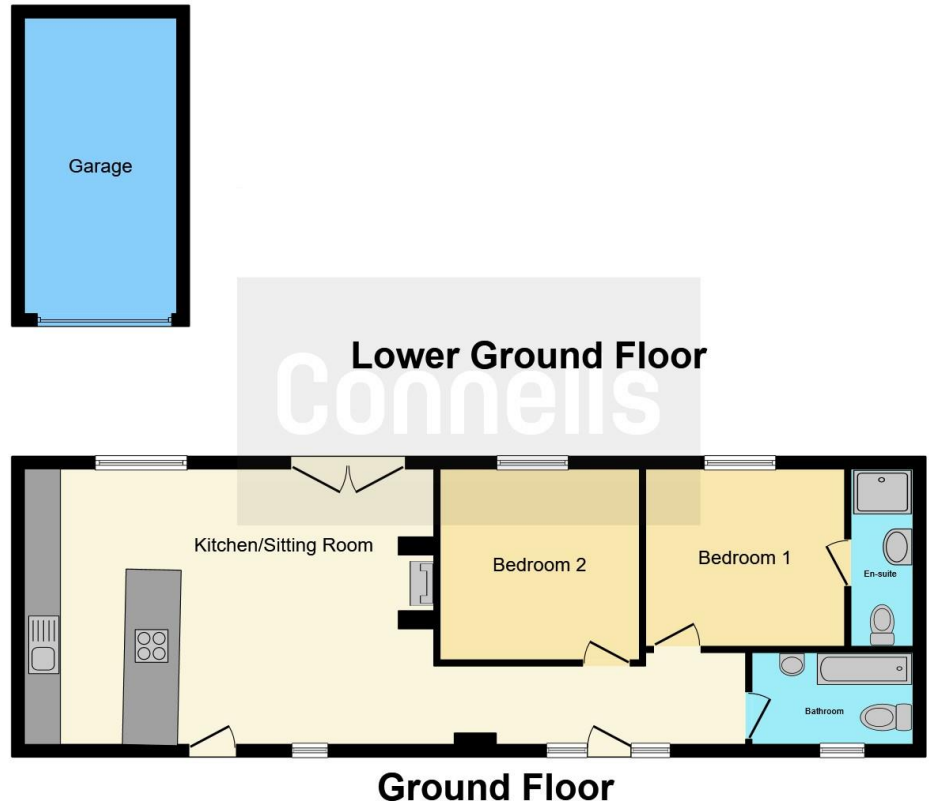
The property has a front with a communal grassed lawn area and a private decked area











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Salisbury SP1 3TS

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SAL306992](https://connells.co.uk/Property/SAL306992)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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