



Connells

Wellworthy Drive
Salisbury



Property Description

OPEN

HOUSE EVENT

Offering to the market, WITH NO ONWARD CHAIN, this coach house in Wellworthy Drive, Salisbury. This well-presented property has an open plan kitchen/lounge/diner, two bedrooms and bathroom. On the ground floor is a garage with useful store cupboard. This property will be of interest to first time buyers, down sizers and investors. Rental potential on this property is circa £1100 pcm. Wellworthy Drive is situated in the popular location of Harnham which has a number of local amenities and is within easy access of the city centre approximately 1.9 miles away.

Salisbury offers a range of amenities, these include, but are not limited to, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, a cinema and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the very nearby Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo, Southampton and the West Country.

Ground Floor

Entrance Hall

Door to garage, stairs to first floor

Garage

17' 8" x 8' 6" (5.38m x 2.59m)

Manual up and over door, large storage cupboard. Internal door from entrance hall

First Floor

Landing

Stairs from entrance, doors to all rooms, two storage cupboards, two windows rear aspect

Open Plan Kitchen Loune Diner

17' 6" x 15' 5" (5.33m x 4.70m)

Kitchen area comprising wall and base units with work surfaces above, sink/drainer, oven & hob with extractor unit above. Spaces for fridge freezer and washing machine.

Lounge/diner: dual aspect to front and rear

Bedroom One

9' 10" x 8' 8" + door recess (3.00m x 2.64m + door recess)

Built in cupboards, window front aspect

Bedroom Two

13' 6" x 7' 6" (4.11m x 2.29m)

Built in wardrobes, window front aspect

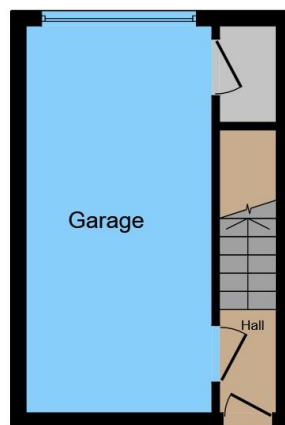
Bathroom

Comprising panel enclosed bath with shower above, wash hand basin, WC. Window side aspect

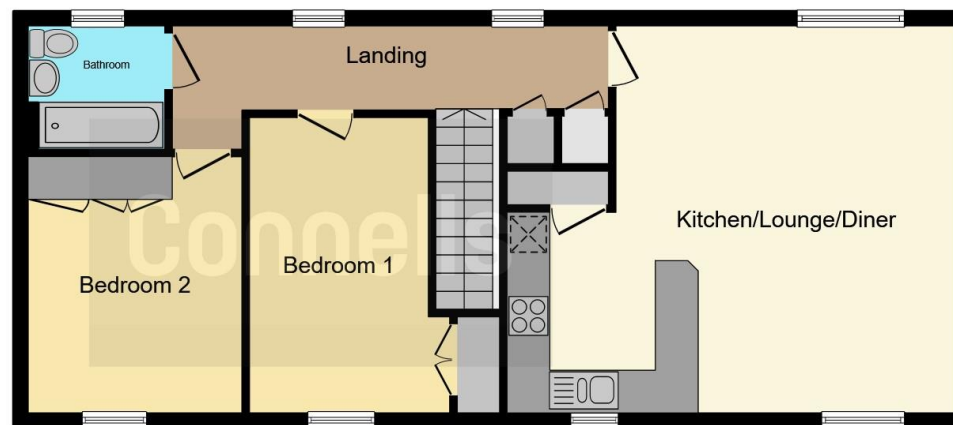








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL307985



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SAL307985 - 0003