

ESTATE AGENTS



**John Jeffery
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**A VACANT LIGHT, BRIGHT, SPACIOUS WELL PRESENTED
MAISONETTE WITH ITS OWN GROUND FLOOR ENTRANCE
SET ON THREE FLOORS WITH A GROUND FLOOR
INVESTMENT SHOP SITUATED IN CENTRAL LOCATION**



46 Winchester Street, Salisbury, Wiltshire, SP1 1HG

£340,000 FREEHOLD

These particulars are intended to give a fair description of the property. They do not however constitute an offer of contract. The vendor, his Agent John Jeffery of Salisbury and persons in their employ do not give any warranty whatsoever in relation to this property and all statements as to the property are made without responsibility. Any intending purchaser must satisfy himself as to the correctness of the particulars

46 WINCHESTER STREET, SALISBURY SP1 1HG



The Property:

This end of terrace property comprises a light and bright maisonette providing spacious residential accommodation over three floors and a Ground Floor Shop that is let out until the 20th February 2029 . The flat is accessed at Ground Floor Level and comprises an elegant reception room, modern kitchen and shower room on the First Floor with high ceilings, two double bedrooms on the Second Floor and a converted loft space accessed via a spiral staircase on the Third Floor with fitted units and a Velux window. There is a good sized garage on the Ground Floor (limited width access) which has a spiral staircase up to a studio area with sliding doors to a sunny roof terrace. The building benefits from two individual gas fired boilers and UPVC double glazing to the upper floors.

The Situation:

The property is situated within the heart of Salisbury City Centre and within level walking distance of the Market Square and the Cathedral. Winchester Street is an historic street with many Listed properties and is home to many small independent shops and interesting residential flats and houses.

Salisbury offers a comprehensive range of shopping, educational and leisure facilities including the Playhouse Theatre, Five Rivers Swimming/Leisure Complex and a multi-screen cinema. There is a Charter Market twice a week and the mainline railway station provides access to London (Waterloo) and the West Country. There are excellent road links both to Southampton and Bournemouth.

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- VIEWING:** Strictly by appointment with the Vendor's Sole Agents, John Jeffery of Salisbury, Tel: (01722) 335337.
- SERVICES:** All mains services are connected to the property.
- COUNCIL TAX:** The Local Authority has advised that the maisonette falls within Band A and the Shop has a Rateable Value of £7,900.
- POSSESSION:** Vacant possession of the maisonette upon completion of the sale. The Vendor is not in a chain. The Ground Floor Shop is subject to a six year lease from the 21st February 2023 (further details available on request).

The maisonette is approached from Penny Farthing Street across a gated, shared paved courtyard (no parking) to a front door which opens to:

- ENTRANCE HALL:** Radiator, tiled floor, sky light door to garage, stairs to first floor with door to:
- LIVING ROOM:** 4.21m x 3.74 m (13'8" x 12'1") at best into bay and chimney breast
Large bay window to front elevation; double panel radiator, built-in low level storage, wood laminate flooring, recessed spotlights. The room extends to a further area which measures 2.35m x 1.80m (7'7" x 5'9") with a radiator, window to side elevation, continuation of wood laminate flooring, stairs to second floor, arch to door to shower room and:
- KITCHEN:** 4.21m x 3.41m (13'8" x 11'2") at best
Window to rear elevation overlooking the roof terrace; fitted with a range of wall mounted and base units, space for a fridge/freezer, built in Zanussi electric oven, 4-ring electric induction hob with extractor hood over; inset one and a half bowl sink with drainer and mixer tap, continuation of wood laminate flooring, recessed spotlights.
- SHOWER ROOM:** 2.55m X 2.04m (8'3" x 6'5")
Two obscure glazed windows to rear elevation, radiator, heated towel rail, vanity unit with semi-recessed rectangular wash hand basin; low level w.c., walk-in shower with tiled walls, extractor fan, recessed spot lights.

SECOND FLOOR

- STAIRS & LANDING:** Window to side elevation; double panel radiator, spiral staircase to third floor; door to Bedroom 2; door to:
- BEDROOM 1 (F):** 4.21m x 3.21m (13'8" x 10'5") at best
Two windows to front elevation; radiator, timber floors.
- BEDROOM 2 (R):** 4.21m x 3.38m (13'8" x 11'8")
Window to rear elevation; radiator; door to wardrobe housing the Ideal Independent Combi 30 boiler, timber floors.

THIRD FLOOR

- LOFT SPACE:** 4.30m x 4.95m (14'1" x 16'3") at best with sloping ceiling
Velux window to rear elevation with extensive views towards the Cathedral, radiator; full range of fitted wardrobe and drawer units; door to under eaves storage, laminate flooring.

A door leads from the Ground Floor entrance hall to a **spacious garage** which measures approximately 5.33m x 3.94m (17'4" x 12'9") with up and over door, power and light. There is currently a useful utility area with space for a fridge/freezer, tumble dryer and plumbing for a washing machine. A spiral staircase gives access to the **Studio Room** which measures 3.94m x 2.92m (12'9" x 9'6") with an electric radiator, power and light and sliding doors to the **Roof Terrace**. The Roof Terrace is situated between the main building and the Studio Room at first floor level and measures approximately 4.06m x 3.41m (13'3" x 11.2") with an additional area around the skylight.

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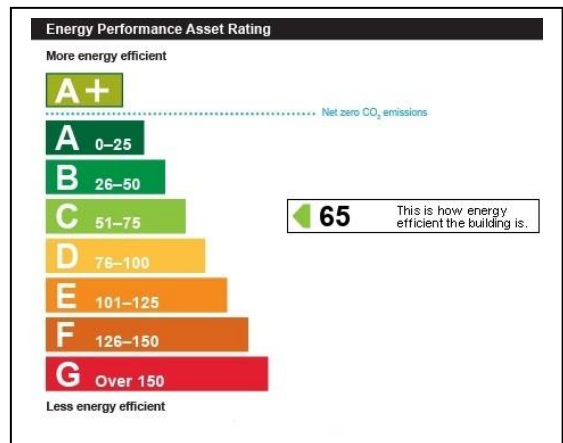
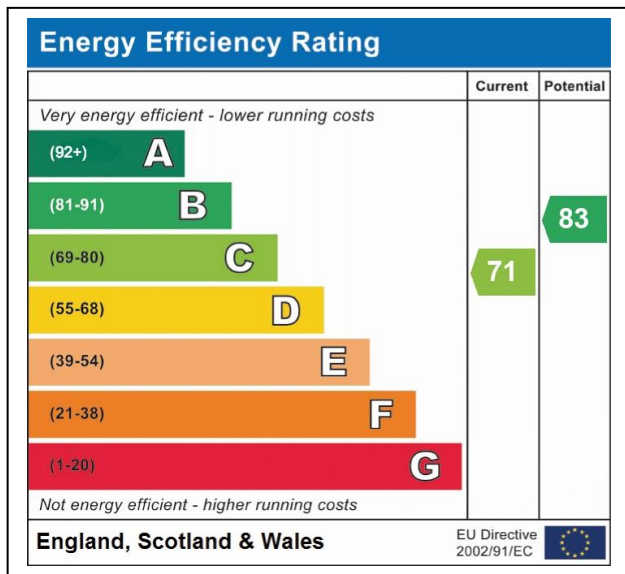
GROUND FLOOR SHOP

The Shop has its own entrance in Winchester Street and has a total Floor Area of 38.3 sq m (125 sq ft) which is divided into three areas with a front room which is currently used as a barbers and two further areas behind which include a kitchen and toilet.

The Shop is let on a six year lease from February 2023 at a current rent of £5,750 pa with a rent review and a Tenant's break clause after the third year. The Tenant pays for the maintenance of the central heating system by way of a Service Charge.

DIRECTIONS

From the Market Square, continue along Blue Boar Row into Winchester Street passing McDonald's restaurant on the left hand side. Go straight across at the cross roads and No. 46 will be found on the righthand side.



Ground Floor EPC

MORTGAGE SERVICES:

We will be happy to assist with your mortgage if required. Our mortgage advisors are able to offer personal, independent and confidential advice from various schemes currently available.

NOTE:

We would like to point out to potential buyers that these property details have been prepared as a general guide. The services, appliances and fittings have not been tested, and room sizes given should not be relied upon for carpets and furnishings.

July 24

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