



29 Coldharbour Lane, Salisbury, Wiltshire, SP2 7BY

£215,000 Near Offers Invited

Freehold



**A conveniently situated two-bedroom terraced house with off-road parking and available with no onward chain.**

Précis of accommodation and features –

Well located two-bedroom house, Sitting room/dining room, Modern fitted kitchen, Two bedrooms, Bathroom, Gas central heating, Off-road parking, Courtyard garden with timber shed, Convenient access to city centre and railway station



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## Description

The property comprises a modern two-bedroom terraced house which is situated within a popular and convenient residential location. The house has two bedrooms and a first floor bathroom and downstairs there is a sitting room/diner and a separate kitchen. The sitting room overlooks the area of garden which has a timber shed and beyond this there is the convenience of off-road parking. These compact modern homes are well suited to investment or first-time buyers due to their easy access to the city centre, Salisbury railway station and delightful walking along the River Avon nearby.

## Location

The property is situated on the western fringes of Salisbury city centre and stands within close proximity to good local amenities including a Waitrose general store, Salisbury mainline rail station, the city centre and the complement of shopping and recreational facilities that this provides. Also available within walking distance the Five Rivers leisure centre and swimming complex provides a municipal pool and good leisure facilities.

## Directions

Leave Salisbury via Fisherton Street and continue under the railway arch to St Pauls roundabout. Take the second exit and continue into Devizes Road passing Fry's Fish & Chips shop. Continue up Devizes Road and turn right into Ashley Road. At the bottom of Ashley Road turn right into Coldharbour lane and the property can be found upon the left hand side.

## Outside

The property has a small area of front garden with a raised flower and shrub bed. At the rear there is off-road parking for one vehicle, a timber shed and a small area of paved patio.

## Tenure

Freehold

## Services

Mains water, Electricity, drainage and Gas are connected

## Costs & Local Authority

Council tax band C amount payable £1805.00 Per Annum.



Wiltshire County Council,  
County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN  
01225 713 000 [www.wiltshire.gov.co.uk](http://www.wiltshire.gov.co.uk)

## Our agents Comments

*'The property is a compact modern two-bedroom house which is close to Waitrose, Salisbury station and the leisure centre. If you like to walk into town this property is suitable, and we know from our own experience there are some lovely walks along the river Avon towards the Woodford Valley. The Parking is often a consideration in this area and this property benefits from off-road parking. We would suggest that it is a good investment property with high demand from prospective tenants, or it could make a great first time purchase. There is some updating to do and we think buyers may elect to open up the kitchen with the sitting room and create a breakfast bar and a more open living arrangement.'*

## Our client says

*'my sister has absolutely loved her 'little city house' as she called it and we shared many walks into Salisbury and along the river. She always said it was very friendly and for her convenience was just so important'*

## Viewings

All viewings are by appointment only with us. Each viewing will be accompanied by an experienced member of the team who will be there to assist you and answer any questions. During busy times, for example Saturdays, our viewing teams may run behind from time to time. Your patience and understanding during these busy periods is appreciated.

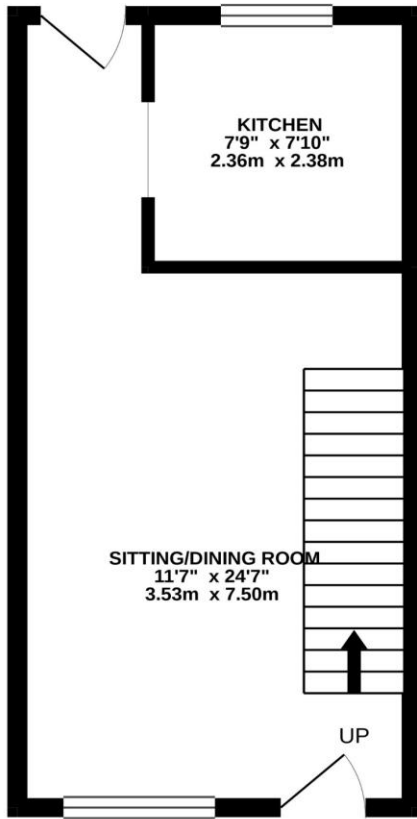
## Safety

The safety of our clients, team and our viewers is paramount. You will be required to register your full details with us to view a property. In view of the COVID 19 pandemic, if you are showing any symptoms or are self-isolating, we ask that you cancel the viewing and rebook.

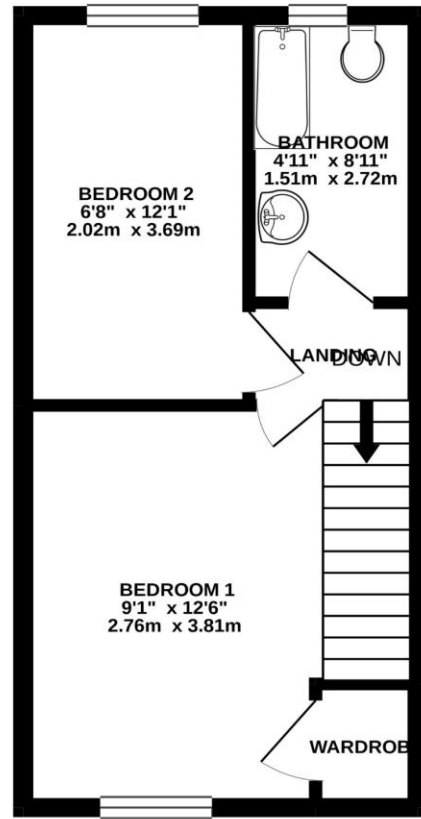
Facemasks must be worn on viewings other than when you are outdoors. We thank you in anticipation of your respect and understanding of this position.



GROUND FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 sq.m.) approx.  
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