

VENDITUM

RESIDENTIAL SALES

EST. 2004



5 Water Lane

Salisbury, SP2 7TE

£289,950



A beautifully presented and characterful two bedroom cottage quietly located in this pedestrianised riverside location. 5 Water Lane is a quaint yet practical property which, along with its location, can only be appreciated by a viewing. The property has been tastefully modernised with all doors and windows refitted in June 2020, offering a fantastic blend of character with modern convenience. Accommodation comprises entrance lobby, modern fitted kitchen, open plan living space with doors to the rear garden, two well proportioned bedrooms, refitted fourpiece bathroom with separate shower and useful loft room with Cathedral views. The rear garden is an attractive courtyard which is surprisingly peaceful for such a central setting. Water Lane is a lovely terrace overlooking a tributary of the River Avon, the tranquil setting belies its central location with all the city centre's amenities, including the railway station, within walking distance. This is a rare opportunity to acquire such a charming property in a lovely location, an internal viewing is highly advised.



Directions

Water Lane runs between Fisherton Street and Crane Bridge Street.

Entrance Lobby

Stairs to first floor. Wooden style flooring.

Kitchen 13'1" x 7'8" (4m x 2.35m)

Refitted matching range of contemporary handle-less wall and base units with worksurface over. Integrated ceramic hob with oven under and extractor hood. Space for fridge/freezer, washing machine and dishwasher. Inset sink, wall mounted gas boiler, window to front aspect, wooden style flooring and ceiling beams. Open plan to:

Living Room 17'0" x 10'5" (5.2m x 3.2m)

Door and windows to the rear garden, wooden style flooring, built in shelving and radiator.

First Floor Landing

Bedroom One 11'11" x 10'4" (3.65m x 3.15m)

Window to rear aspect and radiator.

Bedroom Two 9'2" x 8'6" (2.8m x 2.6m)

Window to front aspect with river views, built in wardrobe, radiator and doors to loft room.

Bathroom

Well refitted suite comprising panelled bath with mixer/shower tap, concealed cistern WC, vanity basin and walk-in shower enclosure with wet-wall splashbacks.

Loft Room 8'8" x 4'7" (2.65m x 1.4m)

Floored with panelled eaves, Velux window to front aspect with lovely view toward Salisbury Cathedral.

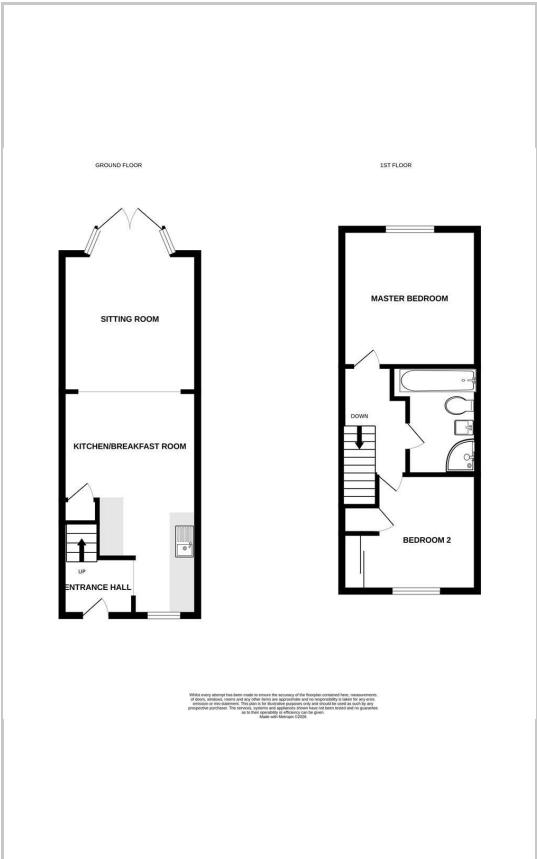
Outside

To the rear of the property is a particularly well enclosed and private rear garden with well stocked, raised flower beds. Pedestrian access to side.

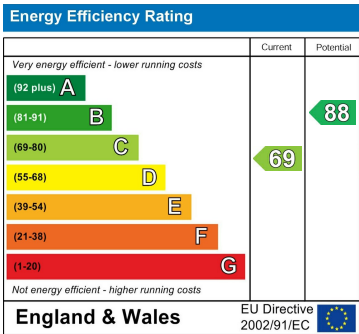
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.