VENDITUM

RESIDENTIAL SALES

EST. 2004

2B Crow Lane

Salisbury, SP2 0HB

£149,950

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A first floor flat quietly tucked away within the heart of Wilton. 2B Crow Lane is a generously proportioned property which forms part of this quality conversion carried out in 2011 offering a lovely blend of modern fittings and finishes with character features. The property has been well maintained by its current owner with a long list of features only appreciated by a viewing. Located to the rear of the building, 2B Crow Lane is particularly quiet and enjoys attractive tree filled views toward Wilton's Italianate Church. Accommodation comprises communal entrance hallway, entrance hall with airing/storage cupboard, sitting room, lovely sash window, separate kitchen with extensive range of integral appliances, double bedroom with generous built in wardrobe and well fitted bathroom. Offered for sale with a 999 year lease, prospective purchasers should note very low running costs. Located within the heart of Wilton the property has a whole host of amenities on its doorstep with on-street parking close by. This is a great opportunity to acquire such a well appointed and affordable home in such a great location.

Directions
Proceed to Crow Lane from North Street after a short time a private drive can be found on your left. On foot proceed a short time where the access path to 2B can be found on your left.

Communal Door with Entry Phone

Communal Entrance Hall
Velux window, courtesy lighting.

Entrance Hall
Entryphone, electric heater, exposed ceiling beams and full height cupboard housing pressurised hot water tank, electrics and shelving.

Living Room 13'9" x 15'7" reducing to 11'4" (4.2m x 4.75m reducing to 3.47m)
Sash window to rear aspect with attractive views toward Italianate church tower, wall mounted electric heater, telephone socket and coved ceiling.

Kitchen 10'9" x 7'2" (3.3m x 2.2m)
Matching range of shaker style wall and base units with worksurface over. Inset electric hob with extractor hood over and double oven under, integral fridge/freezer, slimline dishwasher and washing machine. Inset 1 ¼ bowl stainless steel sink unit with mixer tap, tiled splashbacks, double glazed window to rear, space for breakfast table, ceiling and underunit lighting and wooden flooring.

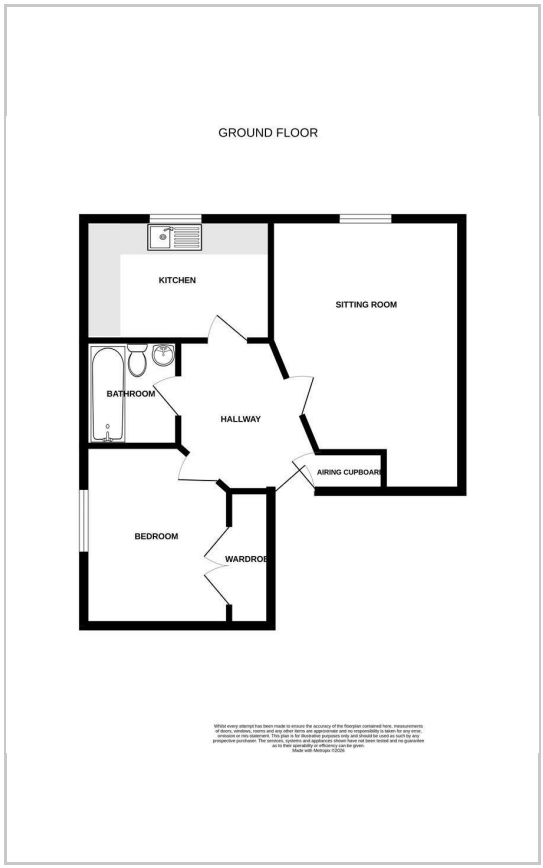
Bedroom 10'4" x 10'4" (3.15m x 3.15m)
Double glazed window to side aspect, electric heater, built in double wardrobe, exposed ceiling beam and vaulted Velux style window with high level cupboard.

Bathroom
White suite comprising push button WC, pedestal basin and panelled bath with thermostatic shower over. Travertine tiled splashbacks, heated towel rail, exposed beam, and ceiling spotlights.

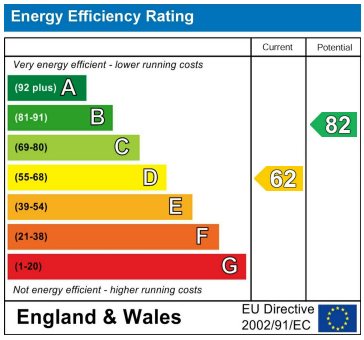
Outside
The property is approached on foot via Crow Lane. A gravel path with courtesy lighting with communal bicycle shed and bin storage.

Area Map

Floor Plans



Energy Efficiency Graph



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St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU
Tel: 01722 411151 Email: enquiries@venditum.co.uk https://www.venditum.co.uk