



**Connells**

Coldharbour Lane  
Salisbury





### Property Description

Offering to the market WITH NO ONWARD CHAIN this well-presented mid-terraced house in Coldharbour Lane, Salisbury. The property has an open plan lounge kitchen diner on the ground floor. On the first floor there are two bedrooms and the bathroom. To the rear of the property is an enclosed garden with gated access to the parking space. The property is conveniently situated for the city centre & railway station. There are local facilities nearby including a primary school, supermarket and leisure centre. Ideal property for first time buyers, downsizers or investors. Rental income potential of circa £1050 - 1100 pcm

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.



## Lounge Kitchen Diner

10' 10" x 19' 4" ( 3.30m x 5.89m )

Comprising wall & base units with work surfaces above, sink drainer, spaces for free standing cooker and washing machine. Window and door front aspect.

## Landing

Doors to bedrooms & bathroom

## Bedroom One

11' 3" x 7' 9" ( 3.43m x 2.36m )

Loft access hatch. Window rear aspect

## Bedroom Two

7' 11" x 4' 9" ( 2.41m x 1.45m )

Window front aspect

## Bathroom

Comprising panel enclosed bath with shower above, wash hand basin, WC, window front aspect.

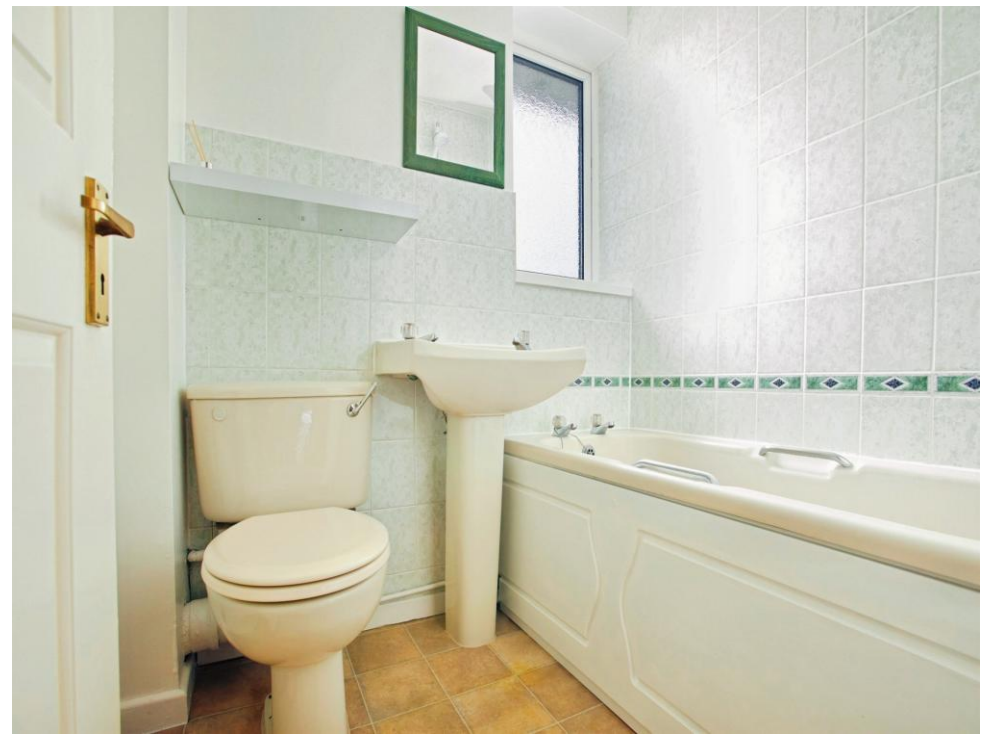
## Outside

Patio fully enclosed with fencing, garden shed and gate to parking area at the rear.

## Parking

Allocated parking space in parking area at the rear of the patio.

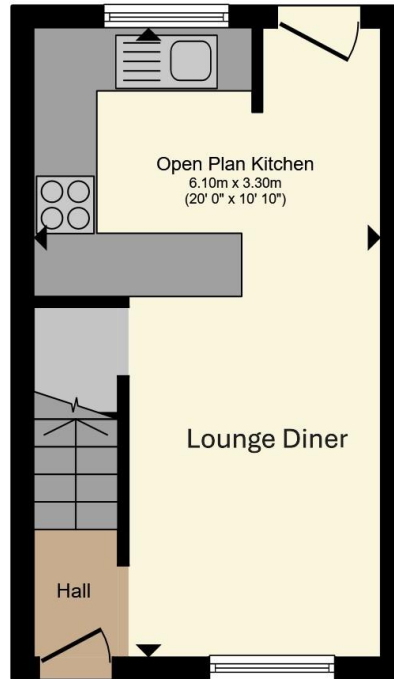




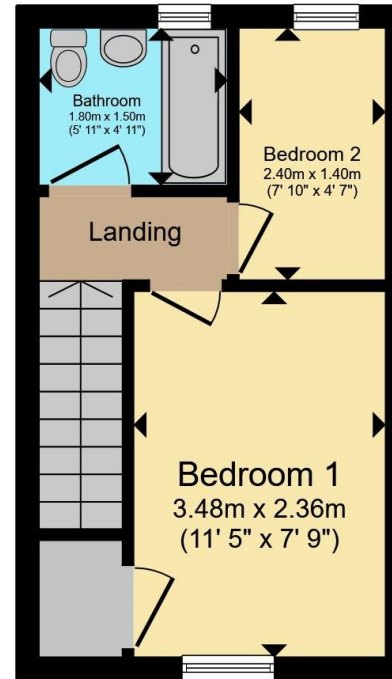








**Ground Floor**



**First Floor**

Total floor area 39.5 m<sup>2</sup> (425 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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46-50 Castle Street  
Salisbury SP1 3TS

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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