



## Maisonette Water Lane

Salisbury, SP2 7TE

£200,000



A totally unique mews maisonette quietly tucked away within the heart of the city centre. Riverside Views is a recently refurbished one bedroom first and second floor maisonette which can be appreciated by a visit. The property has been stylishly finished but offers further scope to personalise. Riverside Views is double glazed with upgraded plumbing and electric installations, the kitchen has been refitted with stylish furniture and integral appliances, with the bathroom having also been beautifully refitted, the general decorative condition of the property is superb. Quietly tucked away along a private and secure pathway off Water Lane the property is a stones throw from a whole host of city centre amenities including the railway station. Riverside Views would make a fantastic first home, city base, lock up and leave property or holiday let investment. An early viewing is advised.



## Directions

Proceed to Fisherton Street where Water Lane can be found. After a short time the gate for Riverside Views can be found on your right.

## Front Door to:

## Entrance Lobby

## Living Space/Kitchen 21'7" x 13'1" (6.6m x 4m )

Double glazed windows to front and side. Two radiators. Kitchen comprises matching wall and base units with work surface over. Inset electric hob with extractor hood over, with oven under. Integral slimline dishwasher, fridge/freezer. Concealed gas combination boiler, inset 1 ¼ bowl sink unit with mixer tap. Ceiling spotlights and wooden parquet style flooring.

## Second Floor Landing

Ceiling spotlights.

## Bedroom 14'11" x 14'5" max (4.55m x 4.4m max )

Double glazed window to rear, radiator, access to loft space and ceiling spotlights.

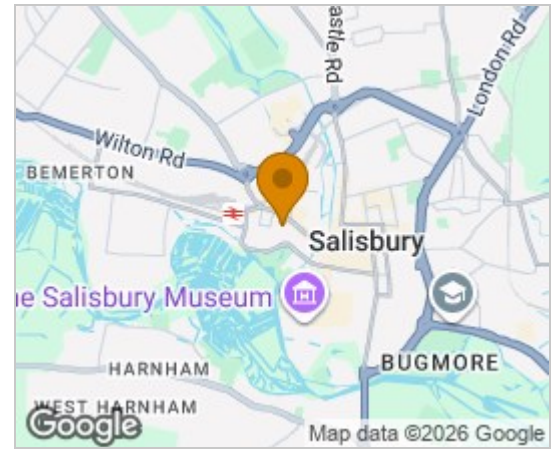
## Bathroom 9'0" x 5'10" (2.75m x 1.8m )

Beautifully fitted suite comprising concealed cistern WC, vanity basin and double width shower enclosure with thermostatic controls and tiled splashbacks. Heated towel rail, light up mirror, obscure double glazed window extractor fan and ceiling spotlights.

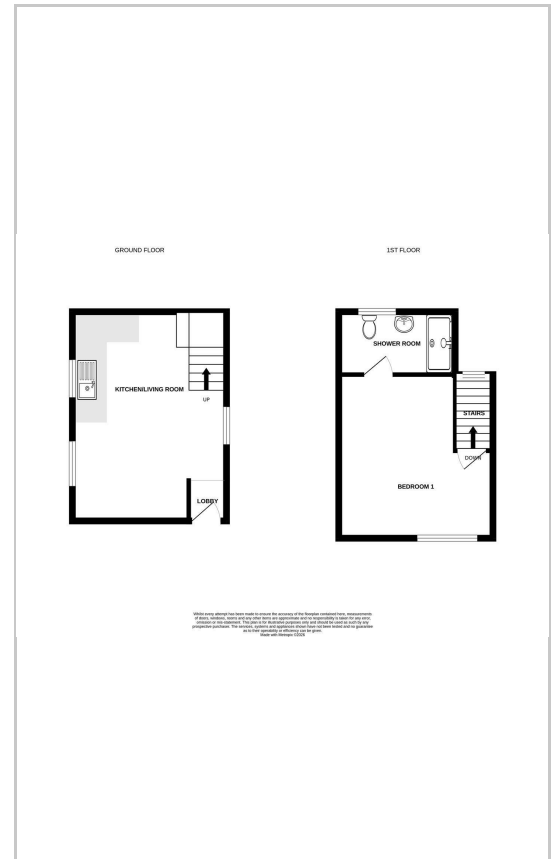
## Outside

The property is approached by a private path from Water Lane. The paved path leads to a covered set of private stairs to the front door with courtesy and PIR lighting, outside tap. Space for pots or bicycle storage.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.