



Riverside Views Water Lane

Salisbury, SP2 7TE

£235,000



An extremely rare opportunity to buy an attached building comprising a recently refurbished first and second floor maisonette as well as two ground floor offices/workshop/studios. The maisonette is a beautifully presented one bedroom property with double glazing and gas heating, the property has recently undergone full refurbishment with new kitchen and bathroom and is ready for immediate accommodation. The ground floor spaces have power and light along with water, these have a whole host of potential uses with the possibility of creating a further small residential unit (subject to planning).



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 worksurface 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.

Store 1 20'0" x 13'1" (6.1m x 4m)

Power and light with sub meter. Water.

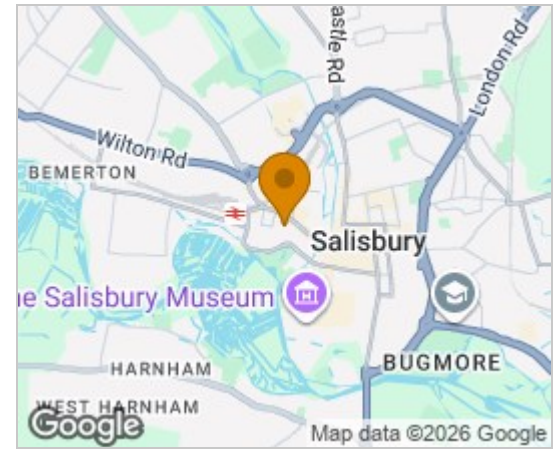
Store 2 13'1" x 10'2" (4m x 3.1m)

Power and light. Double glazed window to rear.

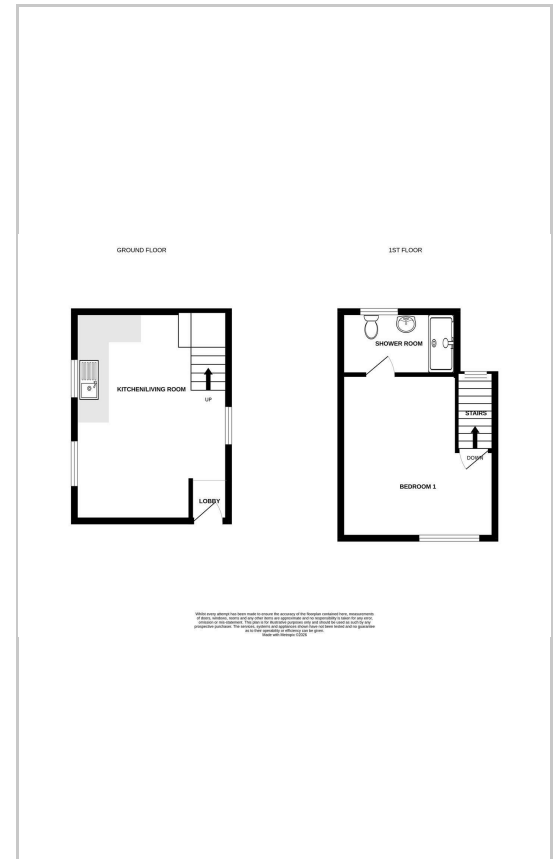
Outside

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 

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