

VENDITUM

RESIDENTIAL SALES

EST. 2004



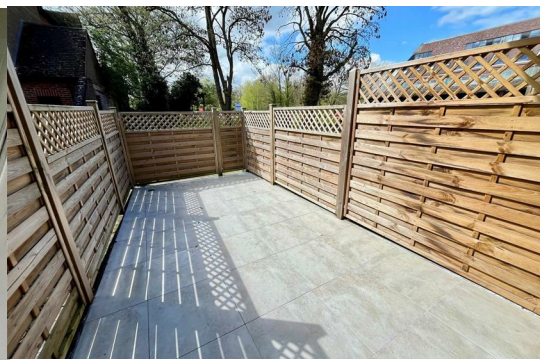
141 Castle Street

Salisbury, SP1 3SW

£265,000



A very rare opportunity to acquire a unique bungalow style property within this city centre development. 1 Riverside Court is quietly tucked away in the very corner of the development with its own entrance, private garden and off road parking for two cars. The property is light and airy with huge amounts of natural light flooding in through the large double glazed windows and doors. 1 Riverside Court forms part of this conversion carried out in 2024 and therefore all of the electrical, heating, plumbing, fittings and internal finishes are 2 years old – the general decorative condition of the property is excellent. Accommodation comprises entrance hall, open plan living space/kitchen with integral appliances, two good size bedrooms and generous well fitted bathroom. Outside the property benefits from two parking spaces directly outside its front door and private garden directly accessed from the living space. Riverside Court also has lovely communal gardens overlooking the river and communal bin/recycling storage. Available to all, a viewing of this property is essential to fully appreciate its position and attributes fully.



Directions

From Castle Street turn into Riverside Court following the access road to the rear of the building. Follow the road where number one can be found in the far corner.

Double Glazed Door to:

Entrance Hall

Access to roof, full height airing cupboard housing pressurised tank, electric heating and opaque double glazed door leading to rear courtyard.

Rear Courtyard

To the rear of the flat is a small enclosed courtyard which is accessed via the hallway, useful for bike storage etc.

Open Plan Kitchen/Living Space 17'8" x 9'10" (5.4m x 3m)

Light and airy space with double glazed doors to private garden, electric heater and wooden style flooring.

Kitchen area with matching range of wall and base units with worksurface over. Inset electric hob with concealed extractor over and oven under, integral dishwasher, washing machine and space for fridge/freezer. Inset 1 ¼ bowl sink unit with mixer tap and tiled splashback. Inset ceiling spotlights.

Bedroom One 17'8" x 9'0" (5.4m x 2.75m)

Double glazed windows to front and rear aspect, electric heaters and ceiling spotlights.

Bedroom Two 13'11" x 7'6" (4.25m x 2.3m)

Double glazed window to front aspect, electric heater and ceiling spotlights.

Bathroom 8'10" x 6'5" (2.7m x 1.96m)

Walk-in shower with thermostatic controls, concealed cistern WC, vanity basin and de-mist mirror. Tiled splashbacks and floor, obscure double glazed window, heated towel rail and ceiling spotlights.

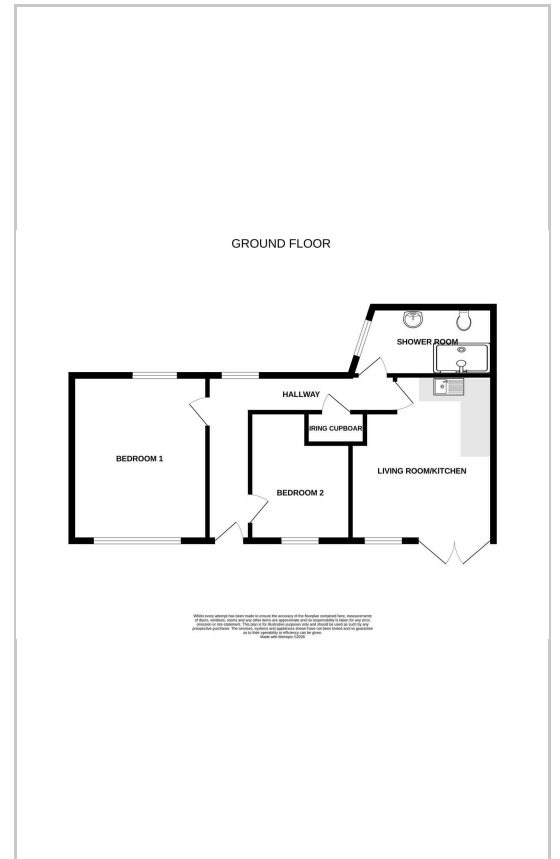
Outside

Immediately outside the property are two brick paved parking spaces dissected by a path to the front door. Outside light. Doors from the living space lead to a private paved garden which is well enclosed by wooden fencing. The communal lawns and patios are a few steps from the property with a range of low level lighting. Residents refuse and recycling stores.

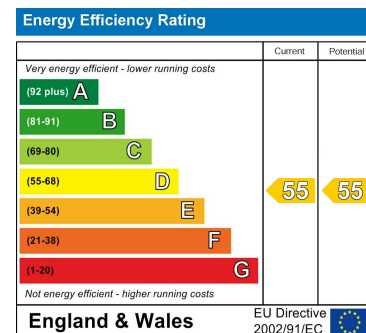
Area Map



Floor Plans



Energy Efficiency Graph



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