



## 36 Coldharbour Lane

Salisbury, SP2 7BW

£129,995



A self contained ground floor garden flat with a surprising level of accommodation. 36 Coldharbour Lane is double glazed with gas heating (via modern combination boiler), however the property does require improvement/modernisation throughout. The property is within a sought after location a short walk from the city centre and railway station, Five Rivers Leisure complex and Waitrose are particularly close. 36 Coldharbour Lane also has access to good levels of residents on-street parking. Offered for sale with vacant possession the property would make an ideal investment or project.



## Directions

Proceed to Ashley Road where Coldharbour Lane can be found on your right. As you turn into Coldharbour Lane number 36 can be found immediately on your left.

## Double Glazed Front Door

## Entrance Lobby

Radiator.

## Lounge 16'2" x 11'8" (4.95m x 3.56m )

Double glazed window to front and side aspect. Double radiator. Telephone point.

## Kitchen 8'8" x 9'4" (2.65m x 2.85m )

Range of wall and base units with worksurface. Built in double oven, space for washing machine, radiator. Inset stainless steel sink unit with tiled splashbacks.

## Bedroom 11'7" x 15'1" (3.55m x 4.6m )

Obscure double glazed window to side aspect. Double radiator.

## Bathroom 9'2" x 4'9" (2.8m x 1.45m )

Push button WC, basin, open shower enclosure. Tiled splashbacks, double radiator, obscure double glazed window.

## Double Glazed Conservatory 11'9" x 9'2" (3.6m x 2.8m )

Double glazed elevations and performance roof over. Double radiator. Laminate flooring.

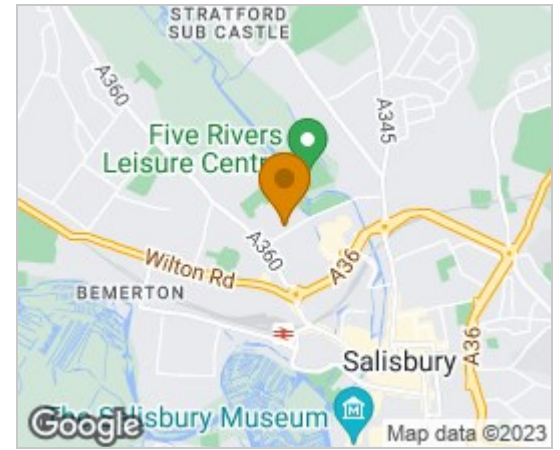
## Covered Area 14'1" x 7'4" (4.3m x 2.24m )

Double glazed elevations and performance roof. Wall mounted Worcester gas boiler.

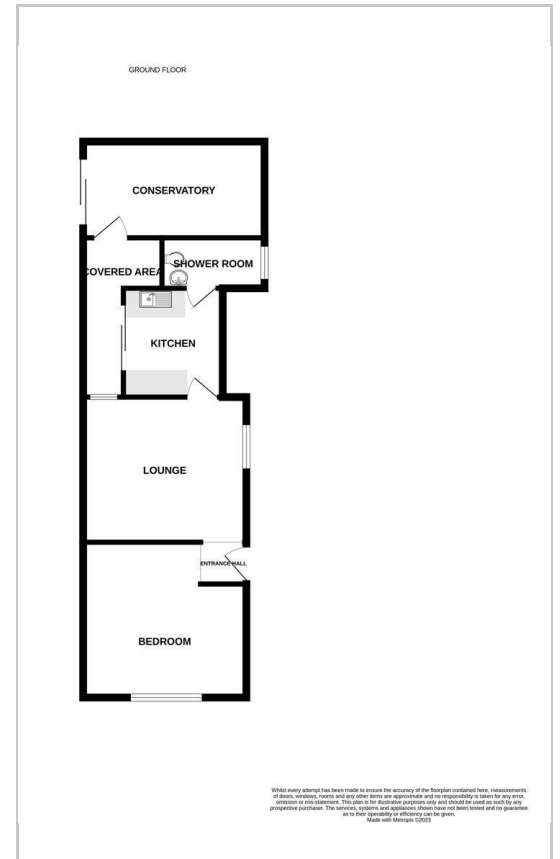
## Outside

The flat has a particularly generous garden which holds further potential. Well enclosed by block wall and fencing with pedestrian gate to the rear. The garden is laid out over two paved levels with a useful covered seating/storage area.

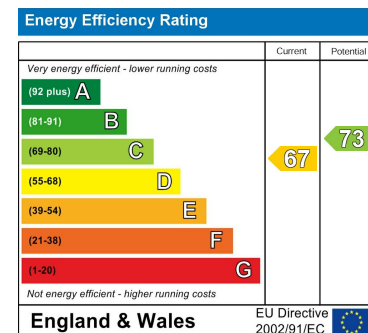
## Area Map



## Floor Plans



## Energy Efficiency Graph



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