



34 West Street

Salisbury, SP2 0DG

Guide price £160,000



The old school house is a Grade II listed property of brick elevations beneath a clay tiled roof which was converted to form a veterinary surgery and office unit on the ground floor whilst upstairs two self contained maisonettes were formed on the first floor and within the roof. Plus the character accommodation has a private entrance hall, kitchen/dining room, separate living room, two bedrooms and a bathroom. There is a delightful outlook from the principal rooms toward the Italianate Church in the town centre. Outside there is an allocated parking space. The property benefits from gas fired central heating. The property is offered with vacant possession and provides ample opportunity for a private home or indeed a rental investment. AVAILABLE TO CASH BUYERS ONLY.



Location

The property is centrally located in Wilton to the Northwest of Salisbury. This historic town has good shopping amenities for day to day use including two supermarkets, bakery and hardware store whilst there is a weekly Thursday market in the square. There are two doctors surgeries and a dental practice available and rural walks within easy reach. The Cathedral City is some three miles distant and there is a regular bus service from the square and the City has a wider range of shopping, educational and social amenities. There is also a mainline railway station to London Waterloo.

Entrance/Lobby

Stairs to first floor.

Kitchen 3.38m x 3.31m

Fitted with laminate work surfaces, stainless steel single drainer sink unit, cupboards and drawers beneath and spaces for appliances plus space for a gas cooker. Matching wall cupboards, wall mounted Worcester gas fired boiler, extractor fan, radiator, sash window, delightful view to the Italianate Church

Living Room 6.07m x 3.55m

Radiator, staircase to 2nd floor, TV aerial point, sash window with delightful view to the Italianate Church.

Second Floor Landing

Velux roof light, built in wardrobe cupboard

Bedroom One 3.93m x 2.86m

With double aspect including view to the Cathedral and street scene, radiator, exposed timbers, part sloping ceiling

Bedroom Two 5.10m x 1.72m

Exposed timbers, radiator, part sloping ceiling.

Bathroom

Fitted with a coloured suite, panelled bath, pedestal, wash hand basin and low level WC, radiator, electric shaving socket.

Outside

There is an allocated parking space in the community centre car park, there is a very small lawn with shrubs to which there is a small contribution to the upkeep

Tenure

Leasehold (150-160 years remaining)

SERVICE CHARGE:

£400.00 per annum

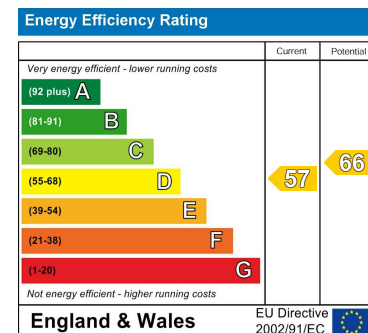
Area Map



Floor Plans



Energy Efficiency Graph



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