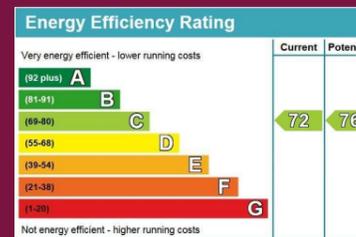
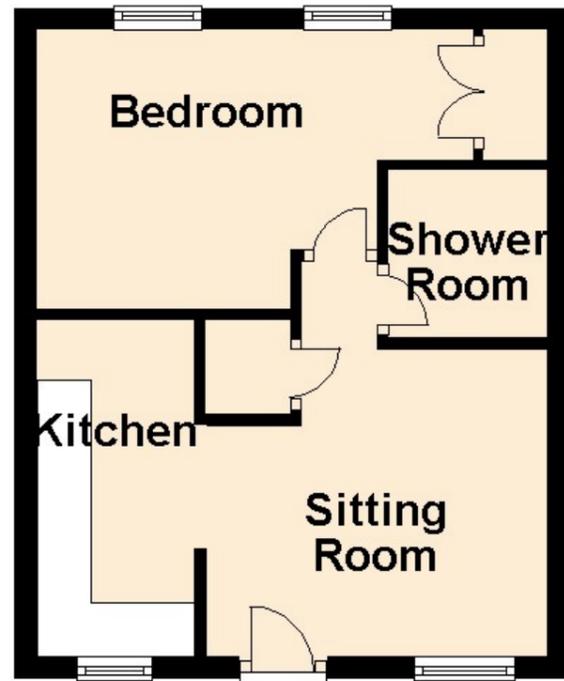


First Floor



6 Charles Street,
Salisbury, Wiltshire SP2 7AW

£165,000 Freehold

A well presented one bedroom, freehold coach house set in a popular location in Salisbury. The accommodation comprising of; modern fitted kitchen, lounge/dining room, modern shower room, master bedroom and parking for two cars. The property benefits from double glazed and gas central heating. This coach house would make the ideal investment with a tenant in situ offering a gross return of 5%. Viewing is highly recommended. **Council Tax Band B. EPC Rating C.**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Overview

- FREEHOLD COACH HOUSE
- CENTRAL LOCATION
- TWO PARKING SPACES
- UNIQUE OPPORTUNITY
- VIEWING ESSENTIAL
- IDEAL BUY TO LET WITH 5% GROSS ROI

Entrance Hallway

Wooden staircase leads up to main front door, which leads into sitting room.

Lounge / Dining Room 10' 5" x 9' 5" (3.18m x 2.87m)

Double glazed window to rear, radiator, television and telephone points.

Kitchen 10' 1" x 4' 10" (3.07m x 1.47m)

Double glazed window to rear of property. Fitted with wall and base units, stainless steel sink and drainer, work surfaces, part tiled walls, fitted electric oven with electric hob and cookerhood above, plumbing and space for washing machine, space for tall fridge freezer, stone tiled floor.

Hallway

Loft access which houses the combination boiler. Doors to bedroom and shower room.

Shower Room

Shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, shaver point and light, radiator and tiled floor.

Bedroom 13' 2" x 8' 5" (4.01m x 2.57m)

Two double glazed windows to the front of the property, built in wardrobes, radiator, television point.

Outside

Underneath the property there is parking for 2 cars and outside light.

Directions

From our office in Castle Street, proceed to the main roundabout taking the first exit left on to Churchill Way and follow this round and take the third exit onto Devizes Road, turning immediately right into York Road, and then left into Sidney Street, left again into Charles Street.

Agent Notes - Draft Copy of Particulars.

Sales Disclaimer (OVM)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.