



31 St Edmund's Church Street | Salisbury|Wiltshire|SP1 1EF

**WOOLLEY
& WALLIS**

Guide Price £175,000

A spacious and recently modernised City Centre ground floor one bedroom apartment with its own private garden and with no forward chain.

The Property

31 St Edmund's Church Street is a superbly presented and exceptionally well finished one bedroom ground floor apartment. The property has been modernised throughout in recent times and benefits from light and spacious accommodation. On entrance there is a large hall with attractive wood effect flooring, a door leads into the bedroom. The bedroom is a very spacious double with outlook to the front and two stylish built-in wardrobes, the high ceilings have ornate coving and picture rails. At the rear of the building there is a large sitting room with attractive brick fireplace (not in use) and a wooden mantel with stylish built in storage unit beside. There is a useful broom cupboard and door leading the rear garden. The recently fitted kitchen has excellent storage cupboards with attractive worktops with inset stainless steel sink and drainer. There is an integrated electric oven and hob with extract above and space for various white goods. A door leads to the modern white shower suite which has a large walk-in double shower, WC and wash hand basin with storage below. At the rear of the property there is a private west facing garden which is a particularly good size and is almost completely laid to patio with raised sleeper flowerbeds and an outside tap.

The apartment would ideally suit a first time buyer or someone downsizing or possibly an investment purchaser.

Situation

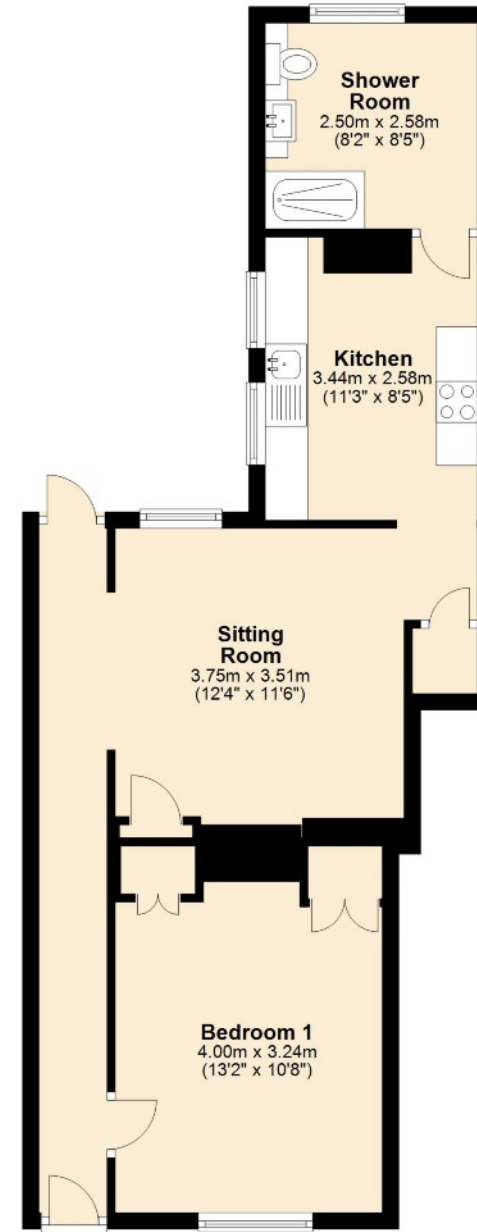
St Edmunds Church Street is a quiet residential road just a short 5 minute walk from the centre of Salisbury where there is a thriving shopping area around the market square and an excellent range of other leisure and recreational amenities including The Playhouse Theatre, cinema, arts centre, restaurants and bars. For those who commute to work or travel outside of the area on a regular basis the A303/M3 is reasonably close by (about 11 miles) bringing the business centres along the M3/M25 corridors within easy driving distance. Close proximity to the A36 and A31 also provide good access to the business centres. Southampton, Bournemouth and Heathrow airports are all within easy reach, and Salisbury station is with walking distance has a fast regular service to London Waterloo.





Ground Floor Apartment

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 53.2 sq. metres (572.9 sq. feet)

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in January 2023.



Outside

To the front of the property the building is set back from the pavement and the flat owns approximately half of the access patio area which is an ideal area for bins or perhaps bike storage. At the rear of the property the low maintenance west facing garden is a very good size and is predominantly laid to patio with large raised sleeper flowerbeds and an outside tap.

Directions

Leave out office on Castle Street and proceed down Scotts Lane going straight over Endless Street onto Bedwin Street and then take the second right onto St Edmunds Church Street. Continue for approximately 500 yards going past Salt Lane car park and the property will be found after a short distance on the right hand side.

Services

All mains services are available.

Viewings

All viewings by appointment only through our Salisbury Residential Department 01722 424524.

Local Authority

Wiltshire Council 0300 456 0100

Council Tax

Council Tax Band B.

Lease Information

To be confirmed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		