VENDITUM

RESIDENTIAL SALES

EST. 2004

9/9A Bedwin Street

Salisbury, SP1 3UT

£250,000

2 1 1

A mixed use unit located within this quiet city centre street holding a wealth of possibilities and potential. The former comprises a ground floor commercial unit which is currently dilapidated but benefits from private direct access from the pavement, on the first and second floors is a 2/3 bedroom maisonette with private access from the rear of the building. The residential unit offers flexible accommodation with a great deal of character along with the huge bonus of a roof terrace, however the property does require updating. There is huge potential for residential redevelopment (subject to planning) or to refurbish the building and retain the mixed use arrangement. The property will be sold with vacant possession.

Directions
From Endless Street turn right into Bedwin Street where the building can be found on your left side.

Front Door to:

Entrance Hall
Stairs to first floor.

First Floor Landing
Glazed doors to kitchen, window to side.

Kitchen 13'8" x 9'6" (4.17m x 2.9m)
Stairs to second floor, range of fitted units, inset electric hob and integral oven. Stainless steel sink unit with mixer tap, exposed floorboards.

Sitting Room/Bedroom Three 10'4" x 9'6" max (3.15m x 2.9m max)
Window to front aspect, built in cupboards and shelving and exposed floorboards.

Bathroom
White suite comprising WC, pedestal basin and panelled bath with Mira electric shower, window to rear aspect.

First Floor Landing

Bedroom One 9'4" max x 10'5" (2.85m max x 3.2m)
Double glazed window to front aspect, built in open fronted wardrobe and exposed floorboards.

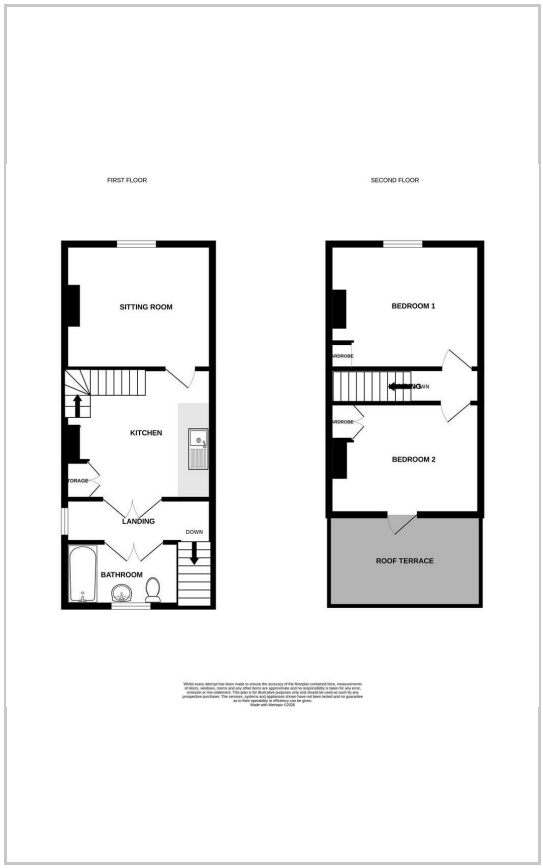
Bedroom Two 11'2" x 8'6" (3.42m x 2.6m)
Door to roof terrace, built in wardrobe and overstair cupboards, exposed floorboards.

Roof Terrace 11'9" x 11'5" (3.6m x 3.5m)
Enclosed by wooden fencing with lovely roof top views.

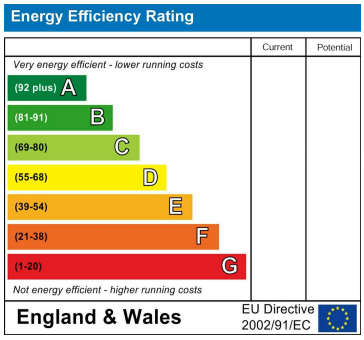
Agent's Note
9A Bedwin Street has pedestrian access over the pub car park only with no vehicular rights or parking.

Area Map

Floor Plans



Energy Efficiency Graph



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