



4 Fisherton Island, Salisbury, Wiltshire, SP2 7TG

£2,000 PCM





THE PROPERTY

4 Fisherton Island is a very well-presented modern 'link-detached' family house with spacious and flexible accommodation. The property enjoys a pretty rear garden, fronting the River Nadder, with unrivalled views across the water meadows.

LOCATION

Fisherton Island in one of the most sought-after residential roads in the city centre, set within a short level walk of all Salisbury's amenities while retaining the seclusion of its 'island position' and stunning rural outlook.

ACCOMMODATION

Wooden front door leads to:-

Entrance Hallway

Stairs to first floor. Radiator. Window to side. Two fitted cupboards. Doors to:

Cloakroom

Obscure glazed window to front. WC and hand wash basin with tiled splashback. Radiator.

Sitting Room

A light & spacious room with double glazed french doors to rear and large bay window to front. Coal effect gas fire with surround and marble hearth. Two radiators. TV aerial point. Views across the river and water meadows beyond

Dining Room

A nice, bright room with double glazed French doors to the rear garden, with glorious views across the river and water meadows beyond. Radiator. Door to:-

Kitchen

A well fitted kitchen of base cupboards and drawers, wall mounted units and display shelving. Worktop with tiled splashbacks. Inset sink and drainer. Oven

and grill set into tall unit. Hob with extractor over. Two windows to rear. Two fitted larger cupboards. Vinyl flooring. Door to outside.

Utility

Glazed door to front and rear. Space and plumbing for washing machine and additional appliance space. Can be used as a store room. Personal door to garage.

First floor landing

Airing cupboard. Doors to:

Bedroom 1

Window to rear with far reaching views across water meadows. Two fitted wardrobes. Doors to:

En Suite Bathroom

Fitted with a suite of bath with shower over, WC and wash basin. Tiled walls. Window to front. Shaver light and point. Radiator.

Bedroom 2

A good size room with window to front. Fitted wardrobe. Radiator.

Bedroom 3

Window to rear. Fitted wardrobe. Radiator.

Bedroom 4

Window to front. Fitted wardrobe. Radiator.

Family Bathroom

Fitted with a suite of bath with shower over, WC and wash basin. Window to front. Radiator. Tiled walls and floor. Shaver light and point.

OUTSIDE

To the front of the property is driveway parking for two cars which in turn leads to the double garage. Pathway leads to the front door. At the front of the property there is a lawned garden and access around the side of the property to the rear garden. UPVC door leads to utility.

At the rear of the property is a pretty rear garden with large patio area and lawned area. Steps lead down to the River. The rear garden is well planted and enjoys a secluded position with pretty views across the water meadows.

Double Garage

With two up and over doors. Power and light. Gas meter. High level storage. Pedestrian door to side courtyard.

SERVICES

Mains gas, electricity, water, drainage and telephone.

COUNCIL TAX

Band G. Current Annual Rate (2022/23) £3,653.04

RESTRICTIONS

No smokers or sharers.

TENANCY

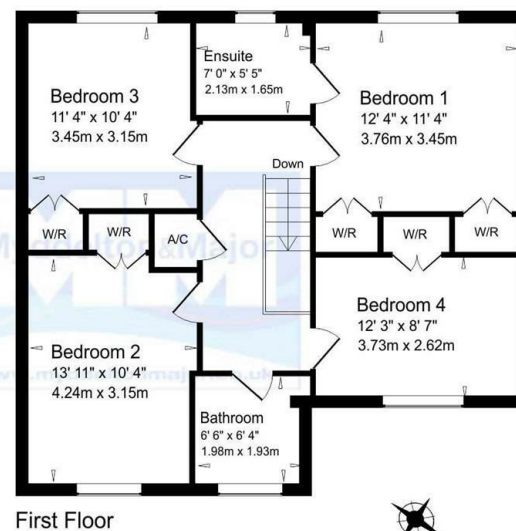
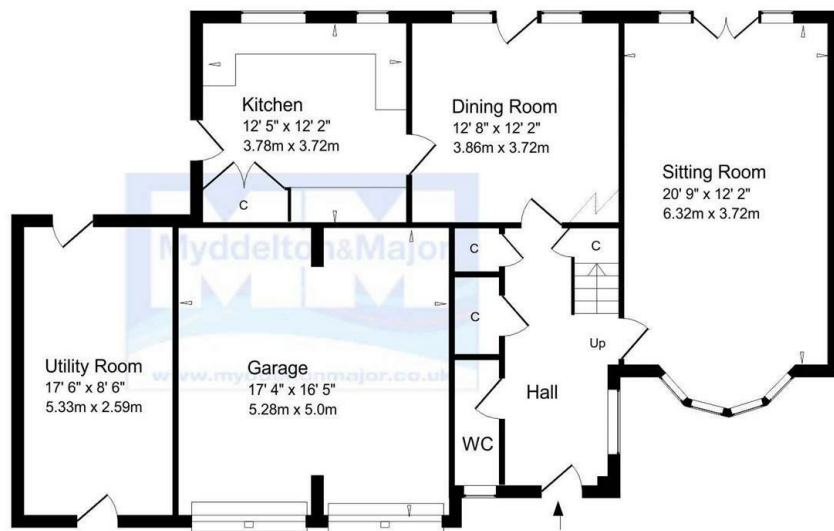
To be let unfurnished on an Assured Shorthold

Tenancy (minimum term of 6 months, thereafter on a monthly basis).

DIRECTIONS

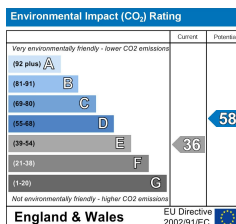
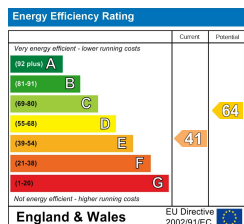
From our offices in the High Street, turn left onto Crane Street. Continue over the bridge and along Crane Bridge Road & Mill Road passing Queen Elizabeth Gardens on the left. At the 2nd mini-roundabout turn left onto Fisherton Island where No. 4 can be found after a short distance on the left hand side.





Ground Floor

Approximate Gross Internal Floor Area 1,695 Sq. Ft./ 157 Sq. M
Includes Utility, excludes Garage
Measurements quoted are to IPMS: Residential 2
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