



1 Hazel Moor, Salisbury

£234,950 Freehold

INCREDIBLE TWO BEDROOM COTTAGE IN SALISBURY Located on the picturesque Lovely Hall Lane stands this well established two bedroom cottage with No chain delay! The property has had a recent new kitchen, roof and double glazing throughout, creating an ideal first time buy or downsize.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Located on the picturesque Lovely Hall Lane stands this well established two bedroom cottage with No chain delay! The property has had a recent new kitchen, roof and double glazing throughout, creating an ideal first time buy or downsize.

Upon entering the property you're greeted by the entrance vestibule, providing access to the lounge is decorated in neutral tones to create a cosy space complete with a stone fireplace with living flame log burner design as the focal point. The kitchen diner is located to the rear of the property with a Wren kitchen featuring integrated Bosch double oven & four burner gas on glass hob, hidden extractor, ceramic sink, carousels in both corner base units, under cabinet lighting, space for freestanding washer and dryer and tall built-in storage cupboard which also houses gas boiler. This contemporary space is completed with porcelain wood-plank effect tiles.

Heading upstairs, the master bedroom at the front has a lovely view of mature trees and St Peters Church. It comfortably houses a Superking bed, and has fitted wardrobes and drawers. The second bedroom is ideal as a comfortable single sized room with space for additional furniture. Completing the upstairs is a three

piece bathroom with with walk in shower, WC, sink as well as a large built-in airing / storage cupboard. Externally the property benefits from a small front and rear garden where a substantial double glazed outbuilding, suitable for workshop or storage, is situated.

Situated In the heart of Salesbury this property is within close proximity to award winning restaurants, excellent local walks and amenities and is within the catchment area to OFSTED' outstanding rated schools.

- Two Generous Bedrooms
- Beautiful Salesbury Village Location
- Double Glazed Windows throughout.
- Council Tax Band C.
- New Roof Three Years Ago
- Detached Outbuilding to Rear
- Not on a Water Meter
- Brand New Boiler Installed February 2026
- New Kitchen Installed Three Years ago



Vestibule

Vinyl flooring, upvc double glazed front door, upvc double glazed window x2

Living Room

Carpet flooring, panel radiator x2, double glazed upvc window, stairs to first floor, stone fireplace, living flame Gas fire, wooden beams, arch through to kitchen / diner.

Kitchen Diner

Carpet flooring, laminate flooring, stone wall, fitted base and wall units with contrasting worktops, integrated gas hob, integrated oven, extractor fan, laminate back splash, sink and drainer, space for washing machine, space for fridge freezer, upvc double glazed window, upvc double glazed french doors, cupboard housing boiler

Landing

Carpet flooring, velux window

Bedroom One

Carpet flooring, panel radiator, fitted wardrobes, fitted drawers, loft access, upvc double glazed window

Bedroom Two

Carpet flooring, upvc double glazed stained glass window, panel radiator

Bathroom

Tiled flooring, tiled walls, three piece in white comprising of wc, basin, and shower enclosure with electric shower, towel radiator, upvc double glazed stained glass window, storage cupboard





Approximate total area^m
984 ft²
Reduced headroom
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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