



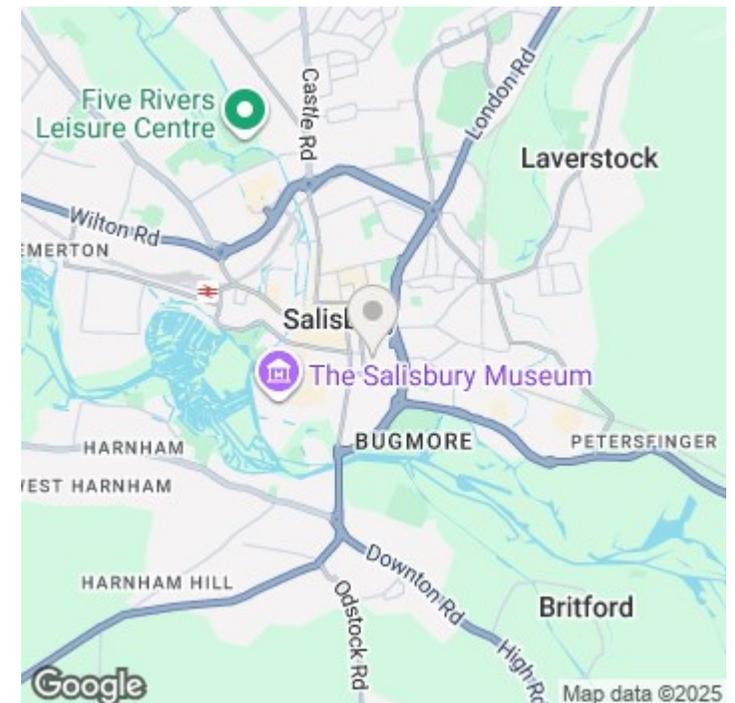
34 Trinity Street, Salisbury, Wiltshire, SP1 2BD

£1,200 PCM

## About The Property

A nicely refurbished three bed, Grade II listed townhouse, a short walk from the city centre. The accommodation is over three floors and comprises: Lounge with exposed beams and brickwork, wooden flooring, and fully-functioning log burner, kitchen includes electric cooker, gas hob, space for washing machine, and integrated fridge freezer, opening to dining room with sky light and french doors leading to garden. Upstairs leads to a double bedroom with two built in wardrobes and feature decorative fireplace, and a bathroom including bath with shower attachment. On the top floor are a further two bedrooms, with some built in storage. Garden comprises of artificial grass, patio and decking to the rear, including a shed which holds another fridge freezer. Double glazing throughout, gas-central heating, UNFURNISHED. Residents' permit street parking.

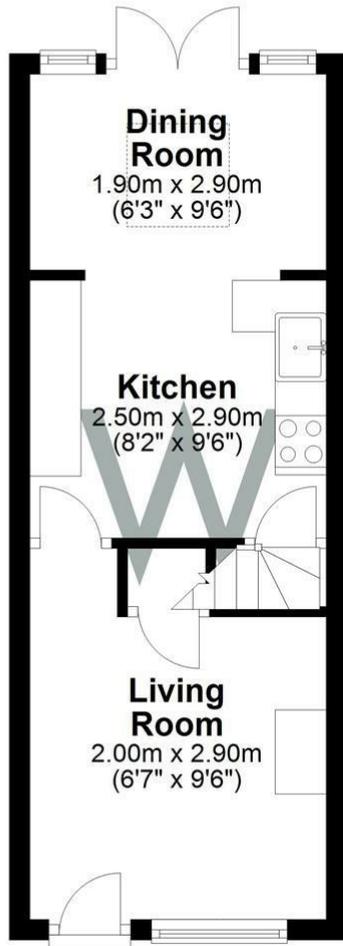
- Grade II listed
- Short walk to city centre
- Three bedrooms
- Log burner
- Integrated fridge
- Gas central heating
- Garden
- Permit Parking





## Ground Floor

Approx. 23.8 sq. metres (256.0 sq. feet)



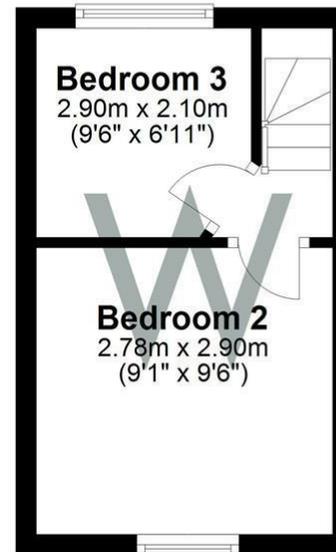
## First Floor

Approx. 18.0 sq. metres (193.5 sq. feet)



## Second Floor

Approx. 14.2 sq. metres (153.3 sq. feet)



## Further Information

Let available date: 1st December 2025 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: House - Townhouse

Furnish type: Unfurnished

Deposit: £1,325

Local authority: Wiltshire

Council Tax: Band B

EPC: D(68)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	