



34 West Street, Salisbury, Wiltshire, SP2 7SQ

£1,050 PCM

## About The Property

A two-bedroom mid-terrace house located in the city centre of Salisbury. The property features a well-proportioned lounge with a charming fireplace and integrated shelving on either side of the chimney breast. Leading on, there is a spacious kitchen/diner that has recently been updated with a new kitchen installed within the last six months. The kitchen includes a ceramic electric hob, an electric fan oven, and space for a free-standing fridge-freezer and washing machine. At the rear of the ground floor is the bathroom, which has a thermostatic shower over the bath.

Upstairs, the accommodation consists of a primary double bedroom at the front, complete with a small built-in wardrobe. There is also a smaller double bedroom at the rear.

The outdoor space at the back is a small, concrete area that provides access to a rear pathway.

The property is offered unfurnished and is available for long-term rent.

Salisbury, Wiltshire's only city, beautifully blends medieval charm with vibrant modern living. From its iconic Gothic cathedral and cobbled streets to riverside parks and a bustling market square, Salisbury is full of character and community spirit. Located just 90 minutes by train from London and well connected by road, it is perfect for both commuters and countryside enthusiasts.

The city boasts a variety of independent shops, excellent restaurants, cafés, and pubs—ranging from historic favourites like The Haunch of Venison to contemporary venues like The Cosy Club and Anokaa. It also features outstanding educational institutions, including two top grammar schools and several highly-rated independent schools, in addition to a sixth form college and strong state provision.

Salisbury's green spaces include Cathedral Close, Harnham Water Meadows, and Queen Elizabeth Gardens. Weekly markets, festivals, and a vibrant arts scene infuse the city with life throughout the year.



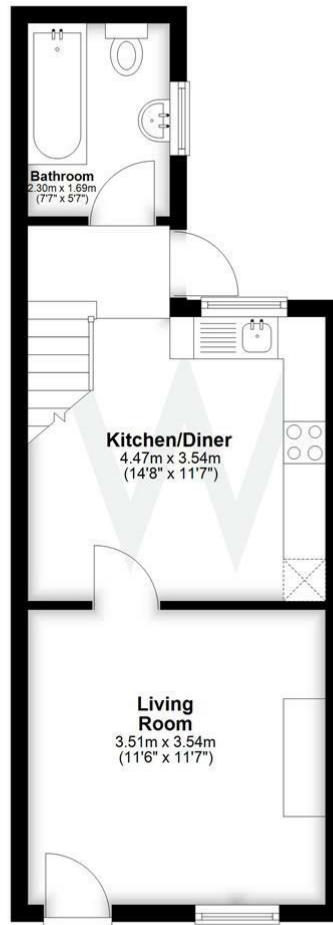
- Two Bedrooms
- Newly fitted kitchen
- Central city location
- Gas central heating
- Permit parking
- Long term tenancy
- Unfurnished
- Council tax B





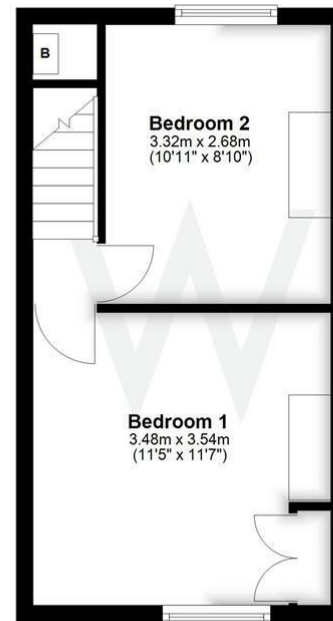
## Ground Floor

Approx. 30.6 sq. metres (329.8 sq. feet)



## First Floor

Approx. 24.4 sq. metres (262.9 sq. feet)



Total area: approx. 55.1 sq. metres (592.8 sq. feet)

## Further Information

Let available date: 16th March 2026  
NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: House - Terraced

Furnish type: Unfurnished

Deposit: £1,210

Local authority: Wiltshire Council

Council Tax: Band B

EPC: D(65)

### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>86</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>65</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  |