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WHITES

15 Manor Road, Salisbury, Wiltshire, SP1 1JT

£1,450 PCM

## About The Property

A fully renovated three-bedroom semi-detached house located within walking distance of the city center. The property has recently undergone complete redecoration, with all carpets replaced.

The property comprises of a small porch leading into the entrance hallway. To the right is a cozy sitting area at the front of the house, which leads into a side hallway containing a downstairs WC and a door that opens to the rear garden.

At the back of the ground floor is a spacious open-plan kitchen and dining area featuring a high-spec kitchen with solid countertops. It includes a large range cooker with a ceramic hob and a central island. The kitchen is also enhanced by bifold double-glazed doors that overlook the garden.

The upstairs accommodation consists of three generously sized double bedrooms, two of which include built-in wardrobes. There is a large family bathroom equipped with a full-sized bath and shower.

The rear garden is a generous space, featuring a large patio area accessible from the kitchen, artificial lawn, and good-sized borders at the back. Additionally, there is a sizable garden studio that includes power and lighting. This studio has been fully redecorated and features large double-glazed bifold doors, making it an ideal home office.

At the front of the property, there is off-street parking with space for two cars, as well as a half-sized garage for additional storage.

The property is offered part-furnished on a long-term basis and includes gas central heating.



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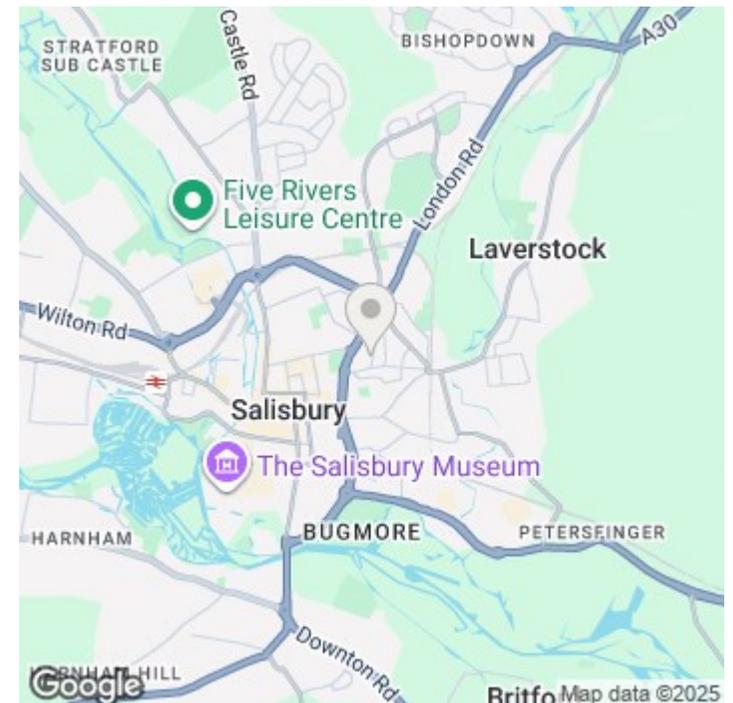


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967.00 sq ft

- Fully Redecorated
- Fully Recarpeted
- Three Bedrooms
- Large kitchen diner
- Substantial garden home office
- Two off street parking spaces
- Half sized garage
- Walking distance to city centre
- Gas central heating
- EPC C





## Further Information

Let available date: 25th August 2025  
 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: House - Semi-Detached

Furnish type: Part furnished

Deposit: £1,673

Local authority: Wiltshire

Council Tax: Band D

EPC: C(69)

## Manor Road, Salisbury, SP1

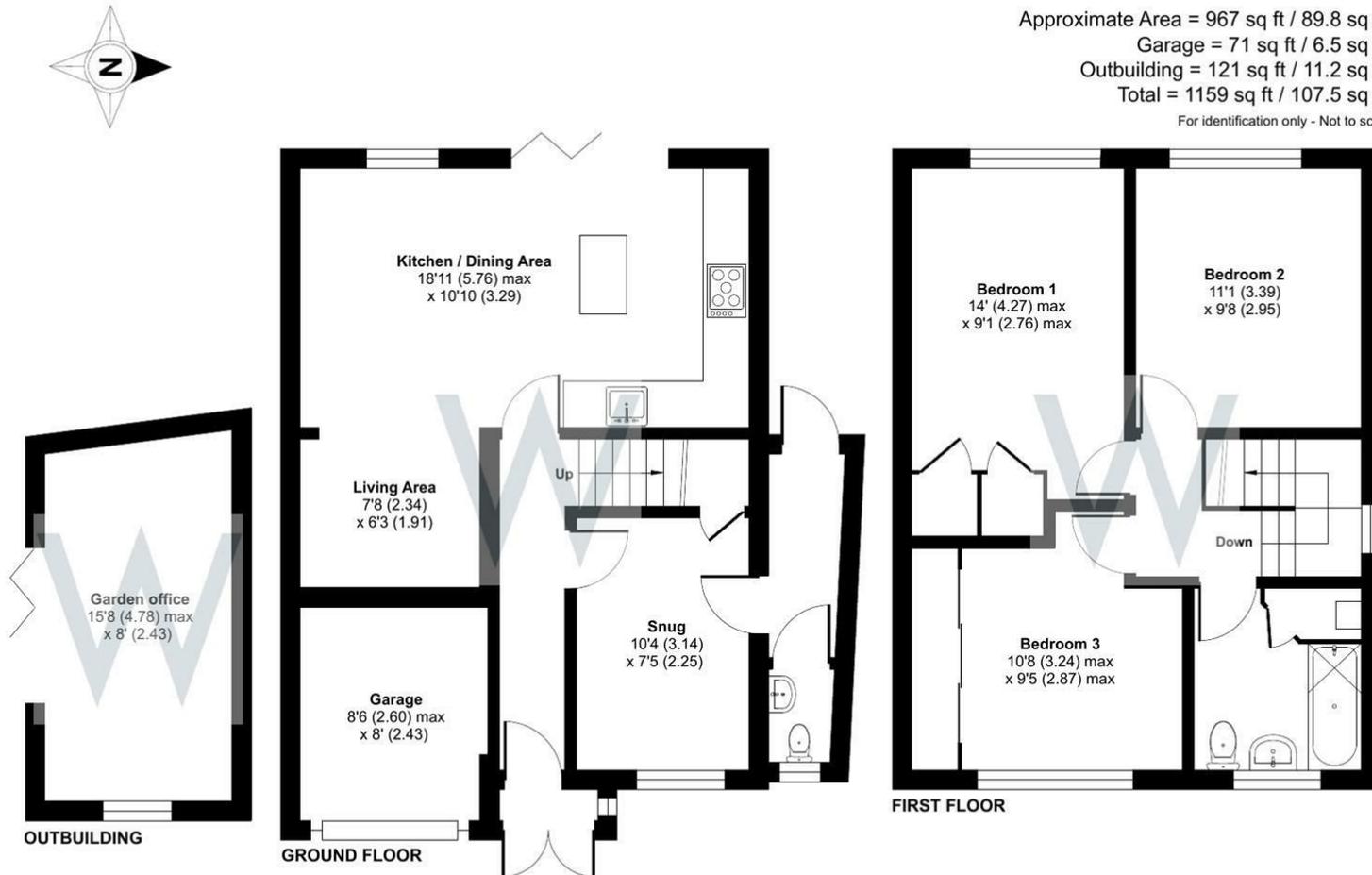
Approximate Area = 967 sq ft / 89.8 sq m

Garage = 71 sq ft / 6.5 sq m

Outbuilding = 121 sq ft / 11.2 sq m

Total = 1159 sq ft / 107.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for H W White Ltd. REF: 1331110



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</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	