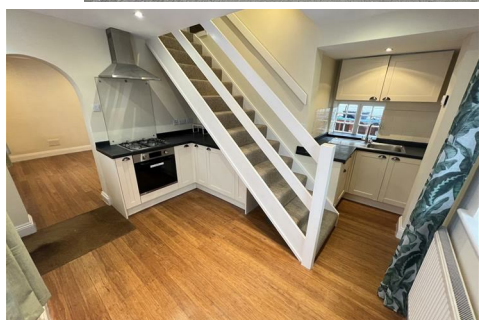




## Gigant Cottage Gigant Street, Salisbury, Wiltshire, SP1 2BQ

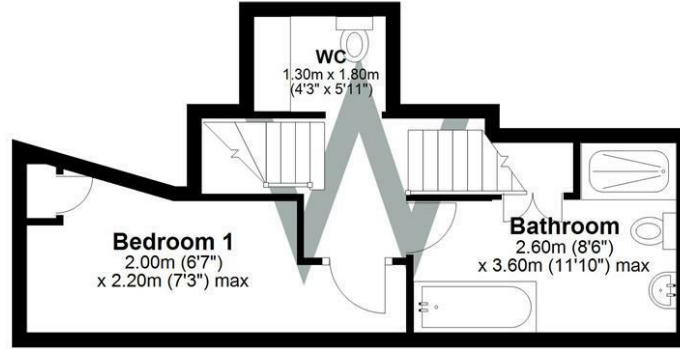
A newly redecorated 3-bed property, situated within the heart of the city centre. UNFURNISHED. Gas central heating.

- NEWLY REDECORATED
- CITY CENTER LOCATION
- 3-BEDROOMS
- AMPLE STORAGE
- SPACIOUS BATHROOM
- NEW BOILER
- EPC- D
- COUNCIL TAX BAND- C

**£975 PCM**

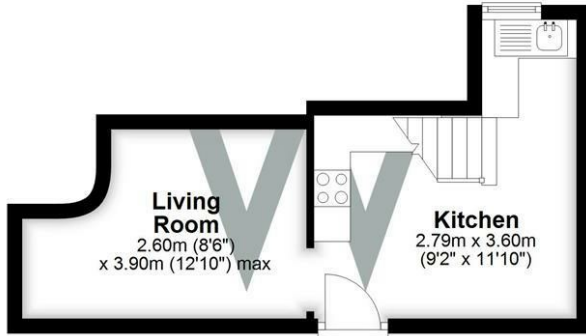
### First Floor

Approx. 25.6 sq. metres (275.8 sq. feet)



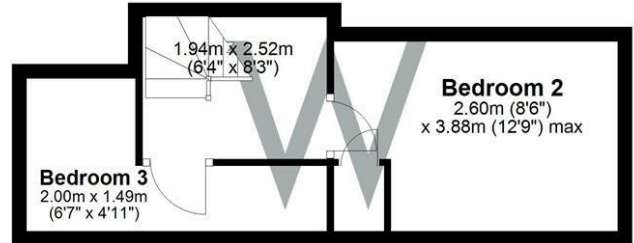
### Ground Floor

Approx. 20.8 sq. metres (223.5 sq. feet)



### Second Floor

Approx. 21.1 sq. metres (226.8 sq. feet)



Total area: approx. 67.5 sq. metres (726.1 sq. feet)

### WHITES

Castle Chambers, 47 Castle Street, Salisbury,  
Wiltshire, SP1 3SP  
Tel: 01722 336422/Option 2  
www.hwwhite.co.uk  
email: lettings-management@hwwhites.co.uk

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |