



RESIDENTIAL ESTATE AGENTS
PROPERTY LETTING & MANAGING AGENTS
VALUERS & PROPERTY CONSULTANTS
CHARTERED SURVEYORS

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Charter Court, Gigant Street

£1,500 PCM

22 Charter Court, Gigant Street, Salisbury, Wiltshire, SP1 2LH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whites are proud to present this three-bedroom townhouse situated within Charter Court, offering spacious accommodation across three floors while being conveniently located close to the city centre.

Accommodation comprises:

Entrance into the ground floor hallway with stairs leading to the upper floors. The property benefits from a fitted kitchen complete with cupboards and drawers below, wall units, integrated fridge freezer, gas hob and gas oven.

To the rear of the property is a well-sized living room with access leading out into the enclosed rear garden, fitted with a storage shed.

The first floor comprises two bedrooms alongside a family bathroom fitted with a white suite comprising WC, wash hand basin, separate shower cubicle and bath.

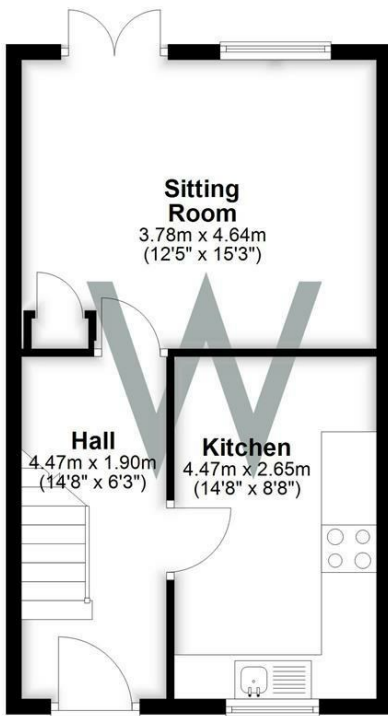
Occupying the second floor is the masterbedroom benefitting from fitted cupboards and an ensuite bathroom fitted with a white suite comprising WC, wash hand basin and bath with overhead shower.

Further benefits include gas central heating throughout, allocated private parking separate to the property and an EPC rating of C.

Situated in the heart of Salisbury, the property is within easy reach of local amenities, transport links and the city centre.

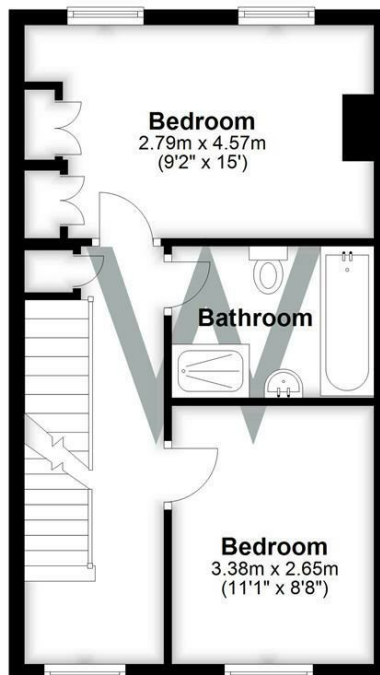
Ground Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



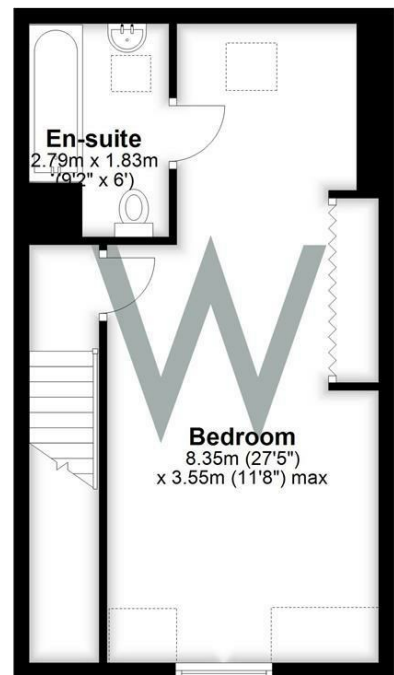
First Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



Second Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



Total area: approx. 115.1 sq. metres (1238.9 sq. feet)



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