



80 Lower Road, Salisbury, Wiltshire, SP2 9NJ

£1,100

About the property

This attractive two-bedroom terraced property features a well proportioned garden and parking for one car.

The accommodation includes an entrance porch with a side window, leading to the kitchen/dining room. The kitchen area is equipped with a range of high and low-level units, an electric hob and oven, and undercounter space for a fridge and washing machine. Ample cupboard storage is available, along with a large pantry. The kitchen also connects to the stairs leading to the first floor on the right and continues into the living room, which includes a woodburner and cupboards on either side. Large floor-to-ceiling windows make the garden a focal point of the living room, with a door that opens onto the patio at the front of the garden.

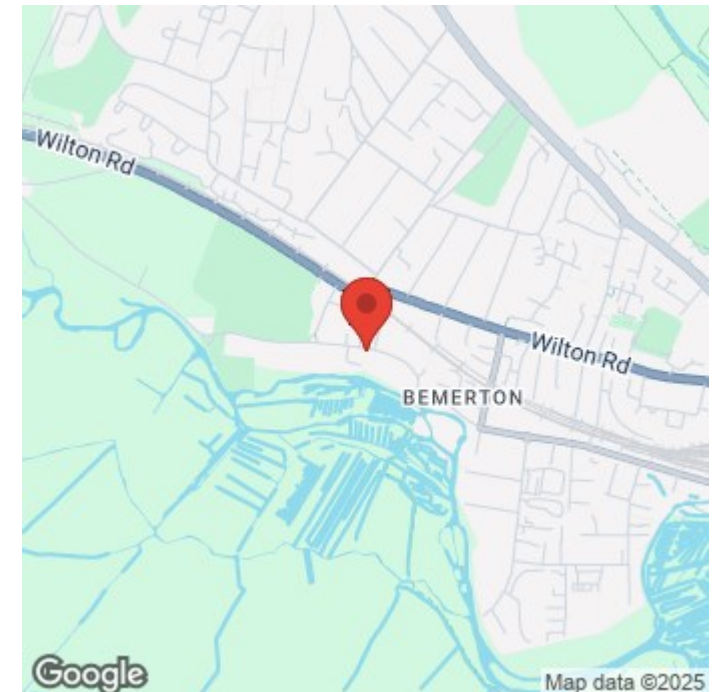
On the first floor, there are two bedrooms: the first bedroom features fitted double and single wardrobes and a large window overlooking the garden, while the second bedroom has a front-facing window and an airing cupboard. The bathroom is equipped with a P-shaped bath with a shower over, a wash hand basin, a WC, and a towel rail.

Outside, there is an enclosed south-facing rear garden with a terrace, lawn, and established flowerbeds, bushes, and trees. At the end of the garden, there is a wooden shed and an open-fronted summer house, which would be ideal for sitting under with a bench if the tenant wishes to provide one.

The property is unfurnished, with carpets and curtains or blinds throughout. The property has electric heating and/or woodburning options. Tenants must be capable of regular hedge cutting and garden maintenance. The front of the property features a small area of lawn, which the tenant will be responsible for maintaining, as well as two grass areas on either side of the communal entrance that will also need mowing. Tenants who do not wish to maintain these areas need not apply. The property is double-glazed, and there is one parking space located behind the perimeter wall, opposite the front door.



- Two bedrooms
- Modern kitchen
- Working woodburner
- Walking distance to city centre
- Well proportioned garden
- Off street parking
- Long-term tenancy
- Electric heating
- Garden shed
- Floods with natural light





Further details

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Approximate Area = 689 sq ft / 64 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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