



Cottage, 323 Lower Road, Charlton All Saints, Salisbury, Wiltshire, SP5  
4110

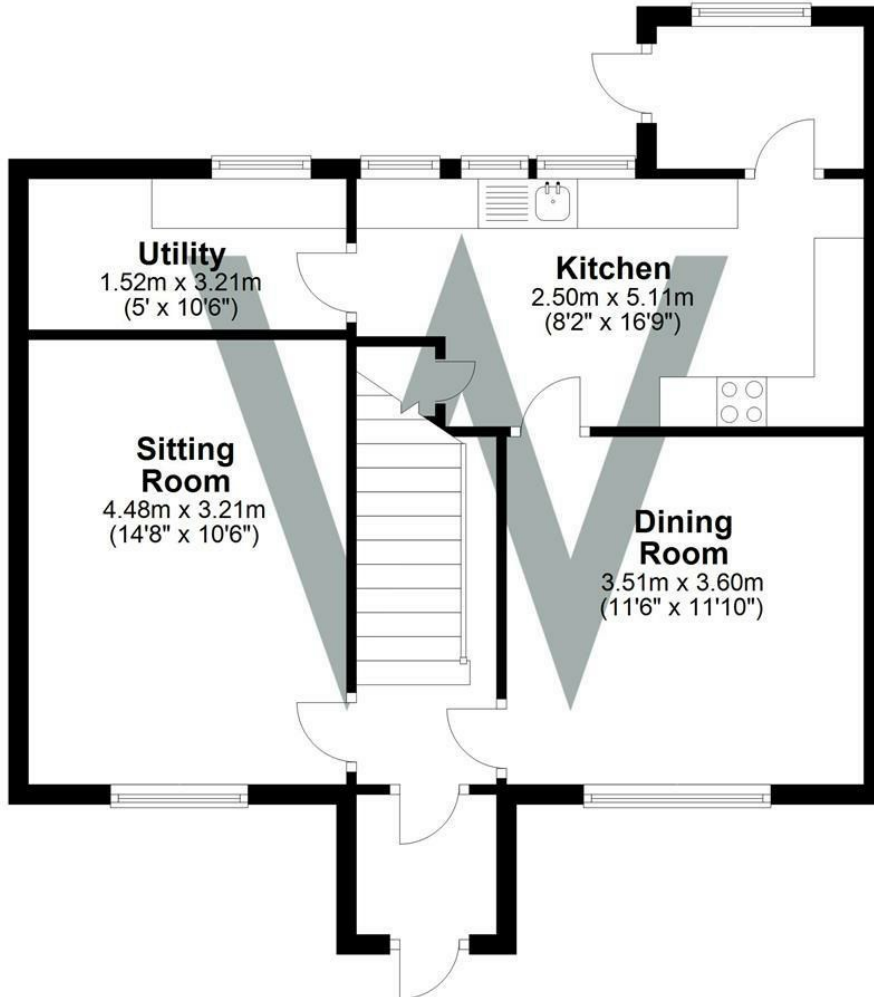
£1,450 PCM



A charming, three bed semi-detached Estate cottage in a sought after village location, fully refurbished to a high standard with accommodation comprising kitchen with excellent range of high and low level units with spaces for fridge-freezer and cooker (not supplied), separate utility room with worktop, sink and spaces for washing machine and dryer. Sitting room with electric wood burner. Stairs to the first floor and three bedrooms, all of which could be considered as doubles and excellent refitted bathroom with shower over bath. The property has double glazed windows throughout oil fired boiler for central heating and hot water. The property has been completely redecorated recently. Outside is a substantial garden surrounding the rear of the property. Communal Off road parking to the rear.

## Ground Floor

Approx. 56.7 sq. metres (610.6 sq. feet)



Total area: approx. 111.6 sq. metres (1201.1 sq. feet)



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>			
(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			
England & Wales		EU Directive 2002/91/EC	

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