



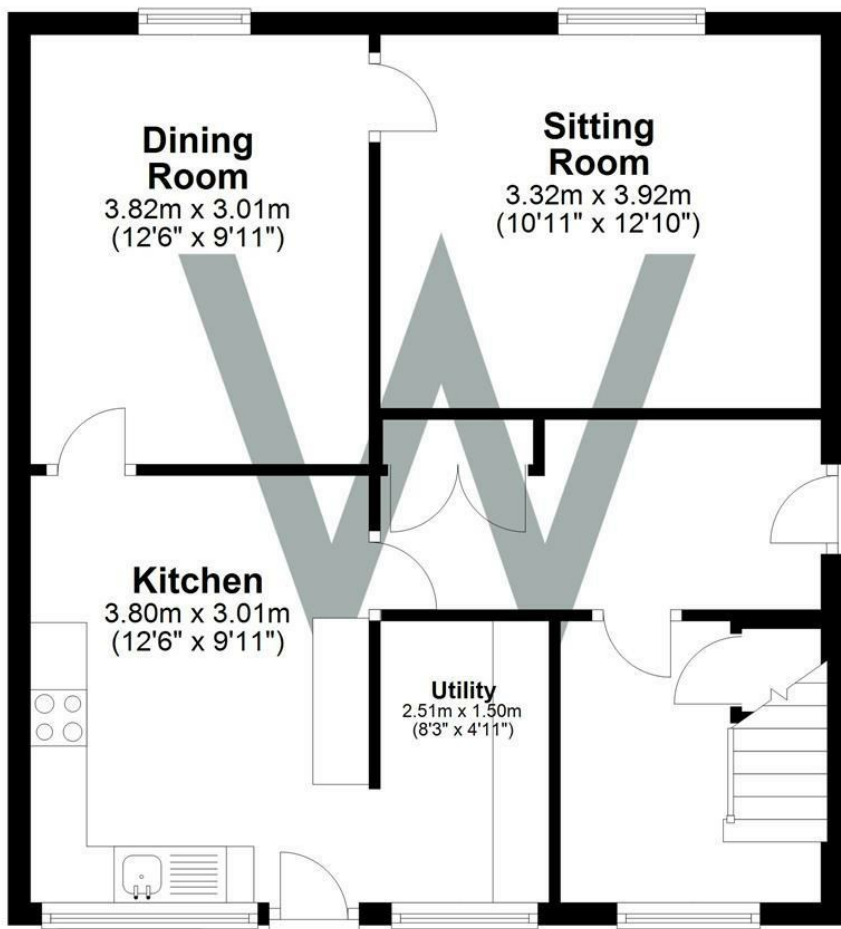
Cottage, 130 Bodenham, Salisbury, Wiltshire, SP5 4ER

£1,450 PCM

A charming, three bed semi detached Estate cottage in sought after village location, fully refurbished to a high standard with accommodation comprising kitchen/breakfast room with excellent range of high and low level units with spaces for fridge-freezer and cooker, separate utility room with worktop, sink and spaces for washing machine and dryer, side door to garden. Sitting room and double aspect. Stairs to the first floor and three bedrooms, all of which could be considered as doubles and bathroom with shower. 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 south facing garden at the rear of the property. Off road parking to the front of the house.

## Ground Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 108.6 sq. metres (1169.1 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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