

23 Wyndham Road  
£1,850 PCM

The logo for Whites, featuring a large, stylized 'W' above the word 'WHITES' in a bold, sans-serif font.

WHITES

## 23 Wyndham Road, Salisbury, Wiltshire, SP1 3AB

4-bedroom well-presented property within walking distance to the city centre.

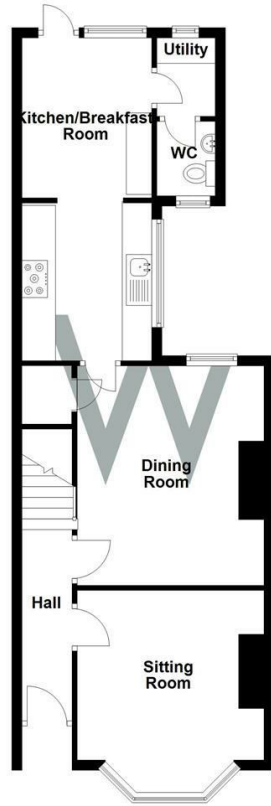
### Description

The property is a classic Edwardian period terraced townhouse with well-proportioned accommodation including four double bedrooms arranged over three floors. The spacious accommodation comprises an entrance hallway, a sitting room with an impressive decorative fireplace and an attractive bay window and a dining room. This leads to a kitchen/breakfast room which has an attractive range of units with granite work surfaces and integrated fridge freezer and dishwasher. There is also a utility room and a cloakroom. There is wood effect flooring throughout most of the ground floor and the house is fully double-glazed and has gas central heating. On the first floor is the main bedroom, again with a bay window and fitted wardrobes, a further bedroom, a study and a bathroom with separate bath and shower. On the second floor are two further double bedrooms. There are period features including high ceilings and skirting boards, cast iron fireplaces, and picture and dado rails. There is a small garden area to the front and a rear garden with two porcelain paved areas and a lawn, there is also a summer house and shed situated at the end of the garden. Wyndham Road lies inside the ring road, is in a residents' parking zone and within easy walking distance of the city centre as well as amenities including the railway station. The property is available from around mid September, UNFURNISHED and on a potentially long term basis.

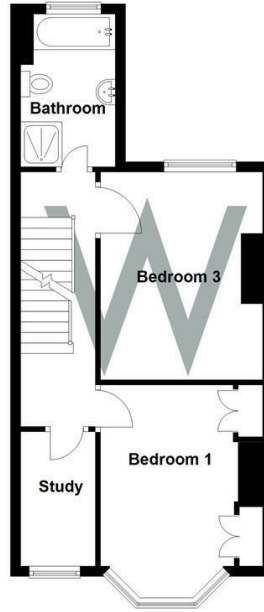




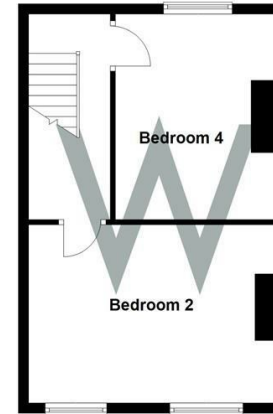
**Ground Floor**  
Approx. 57.5 sq. metres (618.7 sq. feet)



**First Floor**  
Approx. 42.9 sq. metres (461.5 sq. feet)



**Second Floor**  
Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 137.8 sq. metres (1483.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Viewing

By confirmed appointment only with the vendor's agent. Telephone 01722 336422.

### Agent's note

Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances.

REF: 18620479



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