



22 Hamilton Park, Downton, Salisbury, Wilts, SP5 3QN

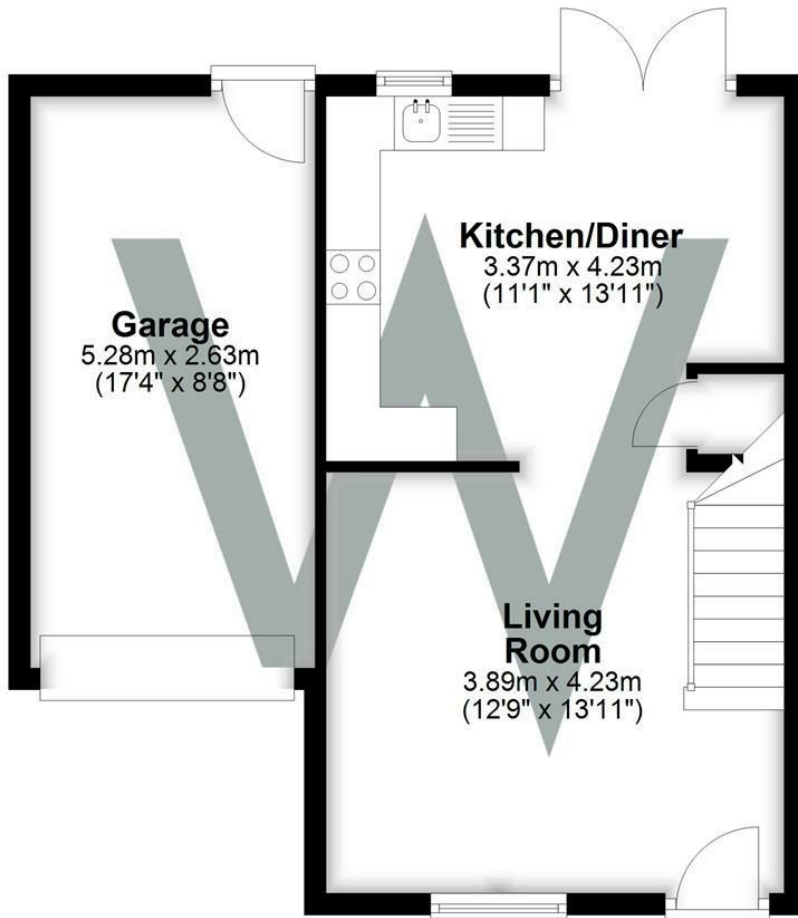
£1,000 PCM

A two-bedroom well presented semi-detached house situated on the edge of the popular village of Downton.

This is a lovely two-bedroom semi-detached modern house situated at the edge of a village, overlooking fields. The property recently underwent a renovation which included fitting a new kitchen, installing new flooring and carpet downstairs, a full repaint, and a new boiler. The accommodation includes a spacious sitting/dining room with an understairs cupboard, a newly fitted kitchen/dining area with double patio doors to the nicely landscaped garden, two double bedrooms with built-in wardrobes, and an electric shower over the bath. In addition, the house comes with a single garage and off-road parking space for two cars, and a front and rear garden. The house is unfurnished

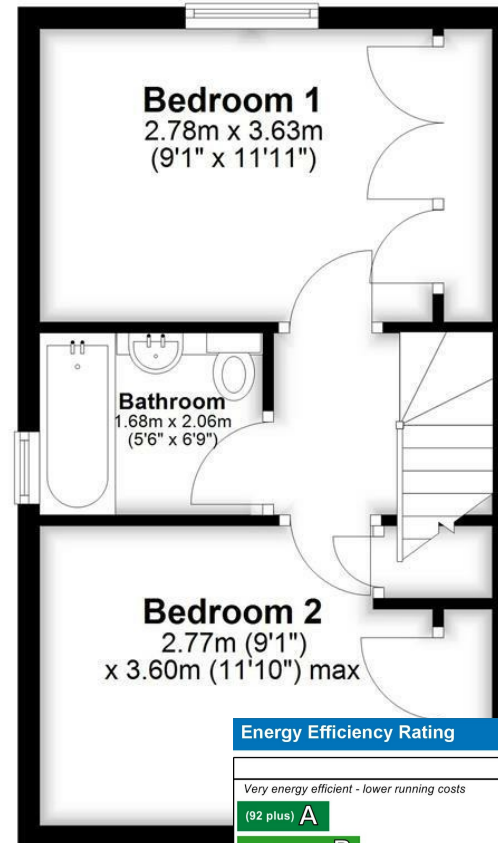
## Ground Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



## First Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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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