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**Thaxted, 46 Campbell Road**

**£825 PCM**

**13 Thaxted, 46 Campbell Road, Salisbury, Wilts, SP1 3BG**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

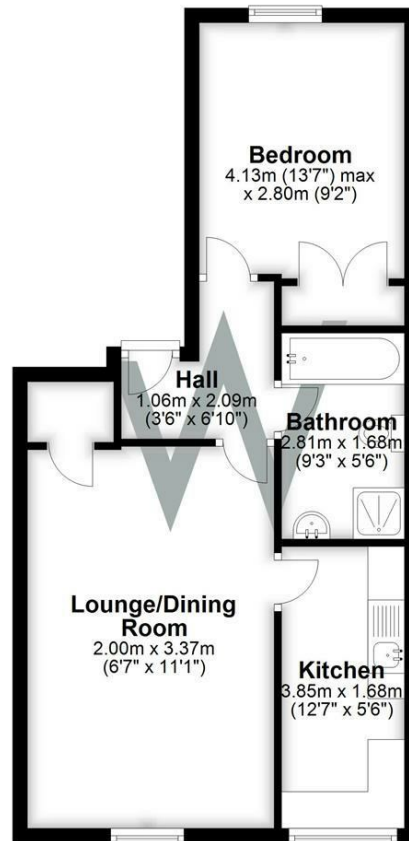
## Description

A well presented one bed first floor flat located just outside the ring road, with gas central heating and the benefit of an allocated car port.

A well presented purpose-built one bed first floor flat located just outside the ring road, having the benefit of an allocated car port bay. Property comprises; entrance door to stairs leading to the first floor, entrance into the flat leading to the kitchen with a good range of high and low level units, electric cooker with space for washing machine and fridge freezer. Bathroom with walk-in shower unit and separate bath. The bright sitting room benefits from a large bay window providing stunning city views of Salisbury cathedral. The double bedroom comes with a large built-in double wardrobe. Outside there is communal gardens with lawns, washing area and visitors parking. Gas centr:

### First Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



Total area: approx. 45.4 sq. metres (488.3 sq. feet)



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