

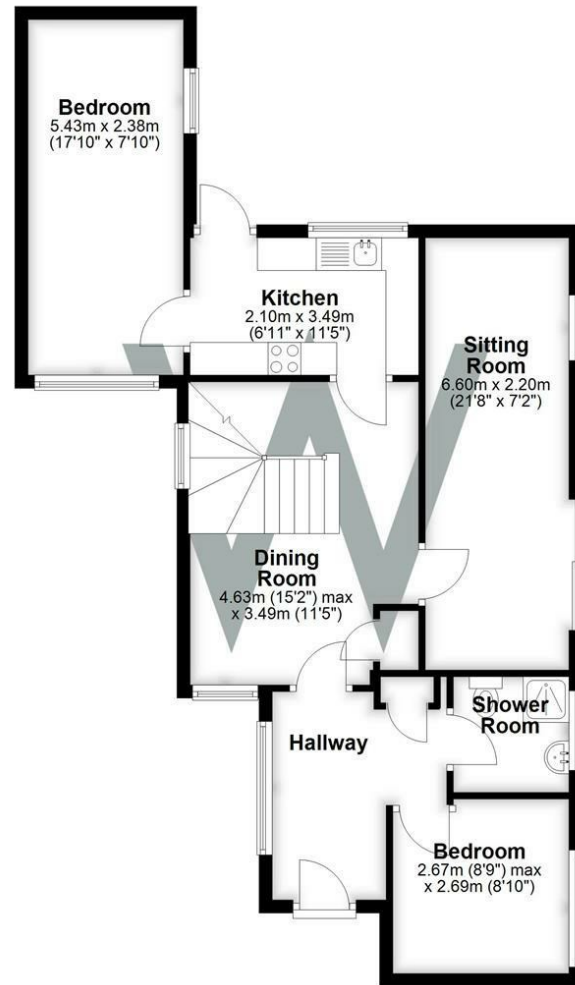


2 St. Nicholas Close, Porton, Salisbury, Wiltshire, SP4 0LS

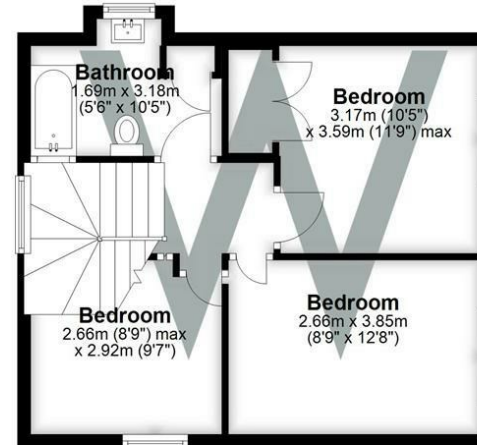
£1,650 PCM

2 St Nicholas Close is one of three properties located in a private close. The accommodation comprises:- entrance hall, dining room, sitting room, kitchen with space for fridge freezer and dishwasher, office / bedroom 5 with space and plumbing for washing machine and dryer, bedroom 4 and shower room downstairs. On the first floor there are three bedrooms and a family bathroom. Outside to the front of the property is off road parking for several cars and to the rear there is a garden with large patio area with covered seating area and office shed with power and light. Unfurnished.

Ground Floor
Approx. 70.6 sq. metres (759.7 sq. feet)



First Floor
Approx. 41.2 sq. metres (443.5 sq. feet)



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>1-10 G</small> <small>Not energy efficient - higher running costs</small>			
		75	49
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(82 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC	

WHITES
 Castle Chambers, 47 Castle Street,
 Salisbury, Wiltshire, SP1 3SP
 Tel: 01722 336422
www.hwwwhite.co.uk
 email: residential-sales@hwwwhite.co.uk



