

## **19 Earls Manor Court, Winterbourne Earls, Salisbury, Wiltshire, SP4 6EJ**

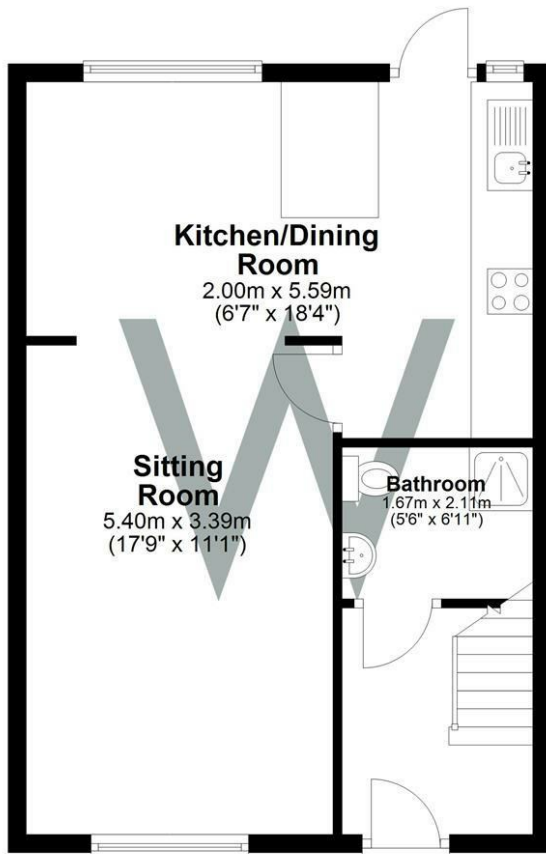
\*\*\* VIEWINGS ON HOLD DUE TO HIGH DEMAND \*\*\*

- ONE TENANT HAS TO BE OVER 55
- SPACIOUS SITTING ROOM
- KITCHENDOWNSTAIRS SHOWER/ CLOAKROOM
- EPC E
- COUNCIL TAX BAND G
- TWO BEDROOM COTTAGE
- ELECTRIC HEATING
- LARGE ENCLOSED PATIO GARDEN
- RESIDENT ESTATE MANAGER
- GARAGE

**£1,250 PCM**

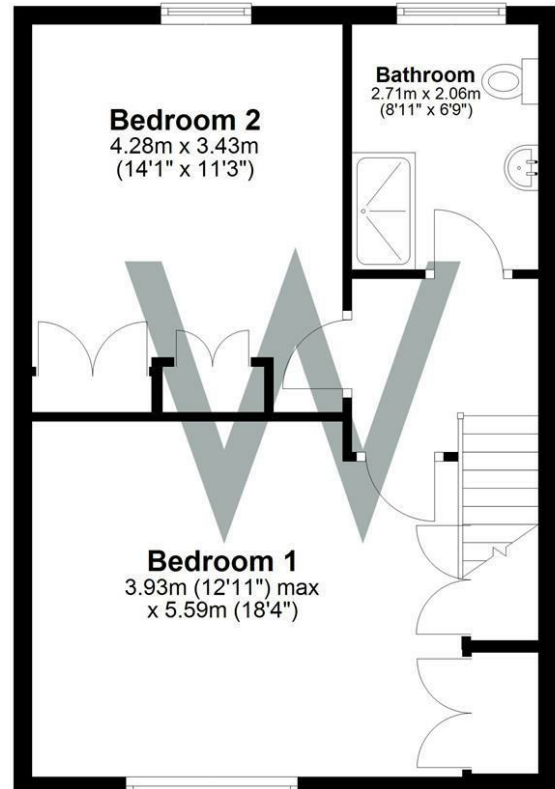
## Ground Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



## First Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



Total area: approx. 92.9 sq. metres (1000.1 sq. feet)

## WHITES

Castle Chambers, 47 Castle Street, Salisbury,  
Wiltshire, SP1 3SP

Tel: 01722 336422/Option 2

[www.hwwhite.co.uk](http://www.hwwhite.co.uk)

email: [lettings-management@hwwhites.co.uk](mailto:lettings-management@hwwhites.co.uk)

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	<b>66</b>

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	