



67 St. Ann Place, Salisbury, Wiltshire, SP1 2SU

£1,600 PCM

A newly available three-bedroom townhouse is now on the rental market situated in the centre of Salisbury. The property is built to a high specification and features a top-quality galley kitchen with Quartz worktops. Neff kitchen appliances are also included, such as an oven, gas cooktop, built-in microwave and an integral fridge freezer. Moving through from the kitchen, there is a spacious living room/dining room. The room is bright and airy, with double doors and a large window that overlooks the courtyard garden.

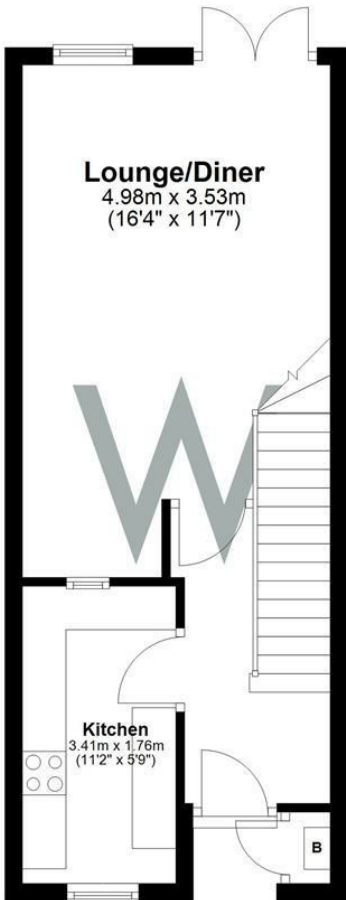
The upstairs accommodation is split across two floors. The first floor includes a double bedroom, a master bathroom with a bathtub and built-in mirrored cabinets. Additionally, there is a shower room with an electric shower and heated towel rail. At the front of the property on the first floor, there is a second bedroom that could easily be used as a home office.

The second floor houses the largest bedroom, which features an ensuite bathroom. Large windows on both aspects of the room create a bright living space. To the rear of the property, there is a good-sized patioed garden with plenty of flower pots, offering the tenants the option to add a splash of colour in the summertime. In the rear garden, there is also a studio that was previously used as a music room but could also work as a home office. The studio is equipped with electric heating for the colder months.

The house has gas central heating throughout, and tenants have the convenience of two allocated parking spaces. UNFURNISHED

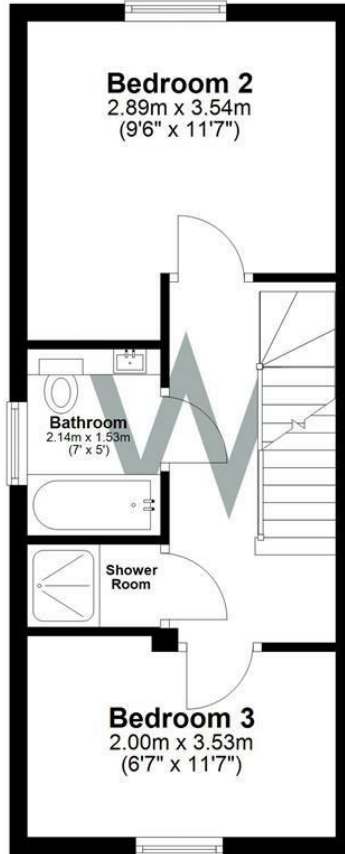
### Ground Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



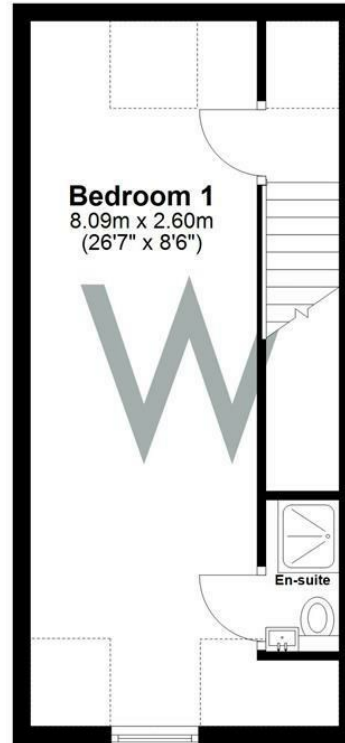
### First Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



### Second Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



Total area: approx. 96.9 sq. metres (1042.8 sq. feet)

### Outbuilding

Approx. 5.1 sq. metres (54.9 sq. feet)



**WHITES**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

