



2 Hop Gardens, Whiteparish, Salisbury, Wiltshire, SP5 2SS

£1,200 PCM

A two-bedroom fully redecorated countryside property which is new to the rental market. The property comprises a well-proportioned open-plan galley kitchen with a gas hob and electric oven. Leading on from the kitchen is a dining area which has a working solid fuel ray burn which can be used as an additional heat source in the colder months. Through from the dining room is the lounge with a working log burner and door out into the garden. Upstairs to the front of the property is a good-sized double bedroom with a small dressing room connected to it. In the middle of the property is a modernised bright family bathroom with a separate electric shower and bath, and following on from the bathroom is a separate WC, Finally there is a second double bedroom with lots of inbuilt storage.

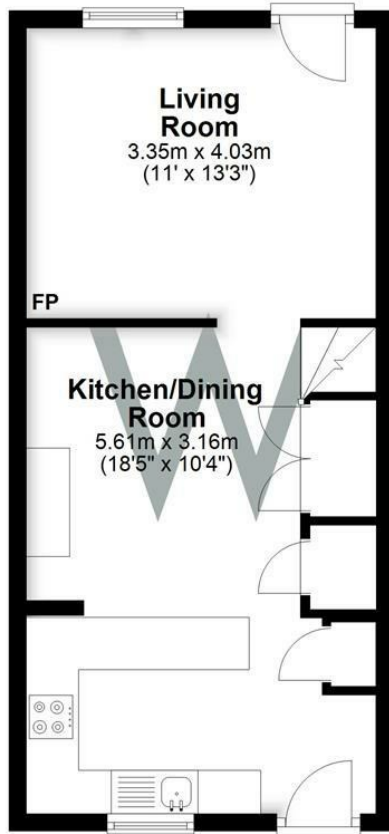
Outside to the rear is a large patio flanked by planted flower beds, leading down from the patio is a large garden featuring several mature trees. a section to the end of the garden is fenced off and holds a good-sized shed with working lights and power sockets in addition there is a generously sized vegetable patch. The garden as a whole overlooks the surrounding neighbour's fields.

To the front of the property, there is an allocated section of the gravel entrance track providing ample parking for the property.

The property comes with gas central heating, is UNFURNISHED and has no white goods.

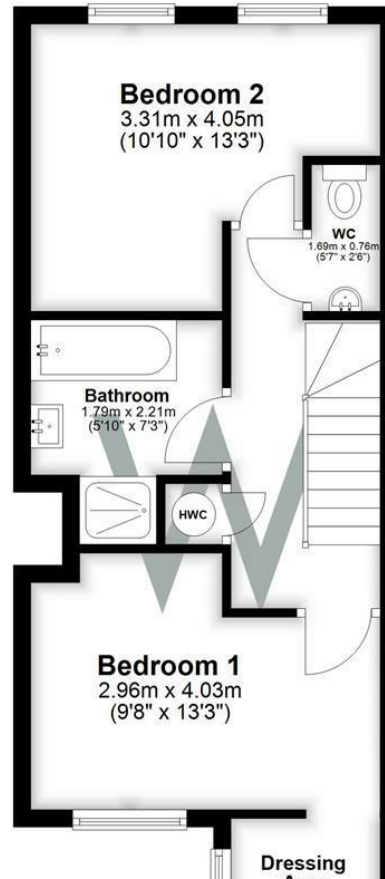
Ground Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 75.0 sq. metres (807.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C	71	
(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	

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