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## The Butts, Shrewton

£1,050 PCM

**14 The Butts, Shrewton, Salisbury, Wiltshire, SP3 4LD**

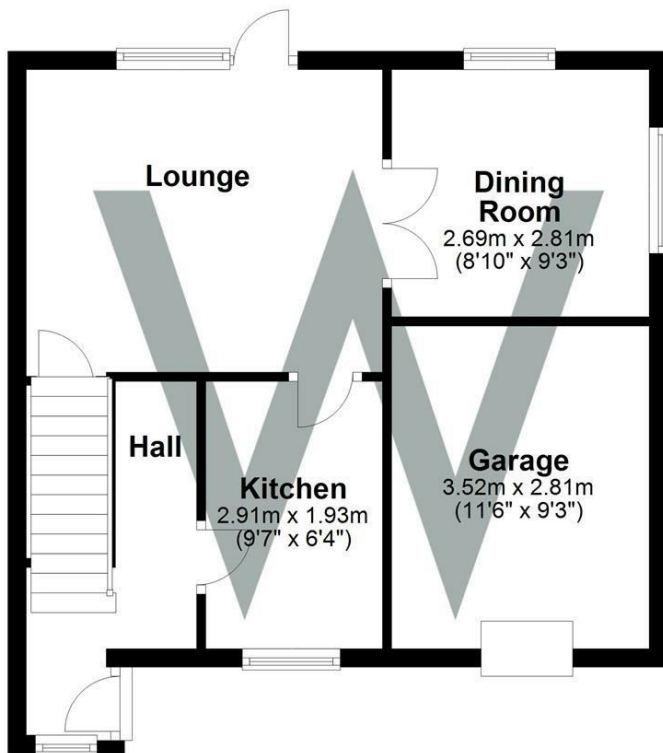


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

A semi detached two bedroom house situated on the corner of this cul de sac, in this sought after village. The accommodation comprises: Entrance hall, fitted kitchen with hob and oven , plumbing for washing machine, spaces for other appliances. Wall and base units. Double glazed windows . Lounge with double glazed door to outside. Door from the lounge to the dining room. Electric storage heaters, under stairs cupboard On the first floor you have two good sized bedrooms and a bathroom. Bathroom with bath, mixer tap shower attachment, shower screen, WC basin. To the front is a driveway with parking for one vehicle in-front of the garage. A side pedestrian gate, giving access to the enclosed garden, with grass area, patio, shrub areas. Small garden shed. UNFURNISHED, electric heating.

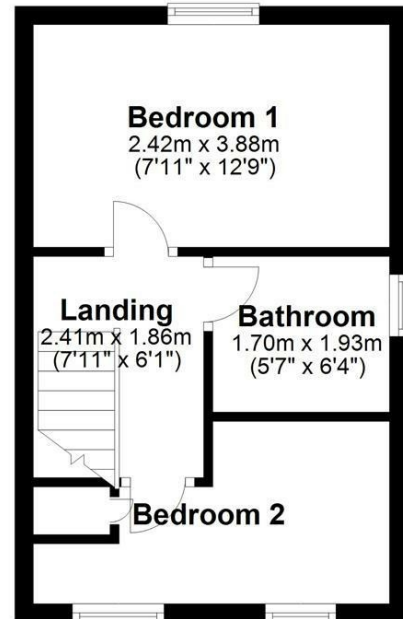
### Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



### First Floor

Approx. 24.5 sq. metres (263.6 sq. feet)



Total area: approx. 68.2 sq. metres (733.6 sq. feet)



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