



Cottage 317 Warrens Lane, Charlton All Saints, Salisbury, Wiltshire, SP5

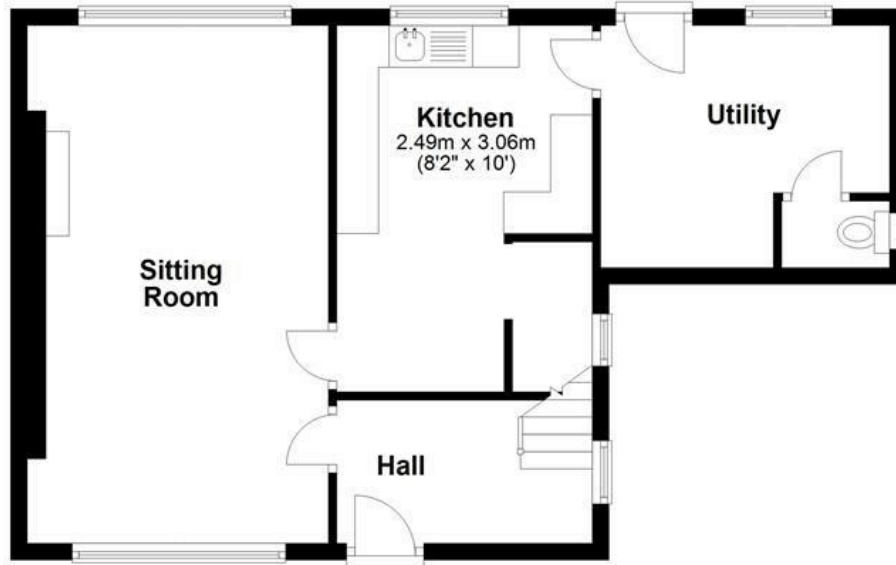
£1,600 PCM

|| ||

A charming semi-detached cottage located in the village of Charlton All Saints. The property recently underwent extensive renovation in 2022, including complete redecoration, new carpets, kitchen and shower room upgrades, as well as the installation of a new oil boiler. The accommodation includes an entrance hall, a spacious lounge/diner with dual aspect double glazed windows to the front and rear, a kitchen with wood effect worktops, shaker style units, inset sink, built-in electric oven and hob, and space for an upright fridge/freezer. Additionally, there is a utility room with wood effect work surface, shaker style units, and plumbing for a washing machine, as well as a cloakroom. The property boasts three bedrooms, all with delightful views, and a shower room with a corner shower cubicle, thermostatic shower unit, WC, and basin, with a double glazed window to the front. Other features include double glazing and oil-fired central heating. Outside, there is a substantial garden to the rear which backs onto farmland. The property is offered unfurnished.

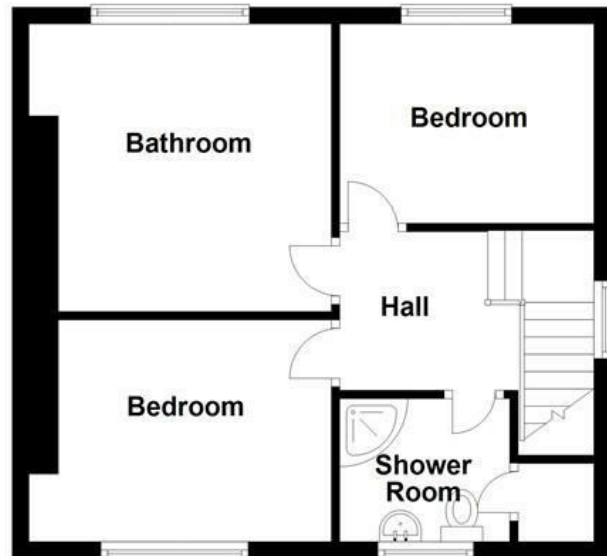
### Ground Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



### First Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



Total area: approx. 94.2 sq. metres (1014.3 sq. feet)  
**Cottage 317, Warrens Lane, Charlton All Saints, Salisbury**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**WHITES**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)

