



East Lodge Hurdcott Estate, Barford St Martin, Wiltshire, SP3 4AY

£1,300 PCM

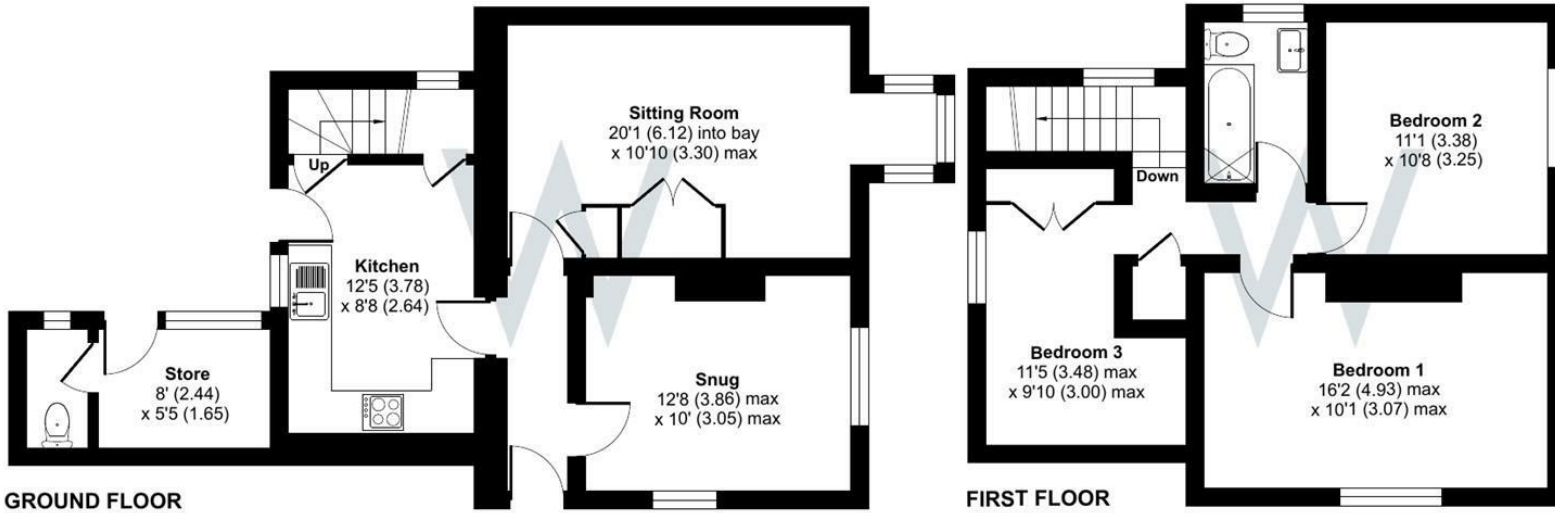
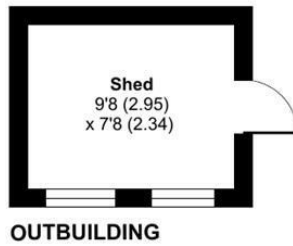
This three-bedroom property is located on the edge of the Hurdcott Estate. The property has recently undergone a complete full repainting, additionally, it features a modern bathroom. The property consists of two spacious reception rooms, one with carpeting and the other with wood-effect flooring. Following the reception rooms, there is a large modern kitchen with original floors. The kitchen also includes a large under-staircase cupboard which could be used as a pantry, as well as space for a washing machine or dishwasher under the kitchen counter. Additionally, there is an outhouse with plumbing that could serve as an external laundry room.

Upstairs, there are three double bedrooms, with the smaller room benefiting from built-in wardrobes as well as a modern bathroom with bath over shower. The property's gardens have been extensively landscaped, with new estate fencing surrounding two sides and offering beautiful rural views. There is a private driveway for one car, additional parking for more vehicles, and a large shed.

The property is equipped with oil central heating.

Hurdcott Estate, Barford St. Martin, Salisbury, SP3

Approximate Area = 1112 sq ft / 103.3 sq m
 Shed = 74 sq ft / 6.8 sq m
 Total = 1186 sq ft / 110.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for H W White Ltd. REF: 1179312



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			
England & Wales		EU Directive 2002/91/EC	

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