



Annexe, 21 Burford Road, Salisbury, Wiltshire, SP2 8AN

£775 PCM

A superior detached FURNISHED studio annexe in sought after location with good access to Salisbury District Hospital. The annexe comprises: Bi fold doors to FURNISHED open plan living room/bedroom, wood effect laminate flooring, double bed, mattress, TV, chair and footstool, fold away table and chair, wooden top to double base unit, gloss fronted doors, one side storage other side built in fridge. Blyss electric panel heater. Separate kitchenette, with wood top work surface and tiled splash backs, gloss fronted wall units and base, drawer, inset sink, water heater in cupboard, microwave and toaster. Separate shower room, comprising of wood effect flooring, corner shower cubicle with doors with thermostatic shower, inset wash hand basin with cupboard under, WC. Extractor fan, double glazed window. Outside there is a DECKED AREA. Electric heating. Electricity and broadband included. Residents permit street parking.

A Note From the Whites Letting Team

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries and applications to help set expectations and guide you through the letting application process.

To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us your contact information, and we'll get back to you as soon as possible with a short questionnaire to complete. Once we've received your completed questionnaire, your enquiry will be registered with the relevant Property Manager. Please note, only those who complete this step will be considered as having formally enquired about the property.

Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update the property listing accordingly.

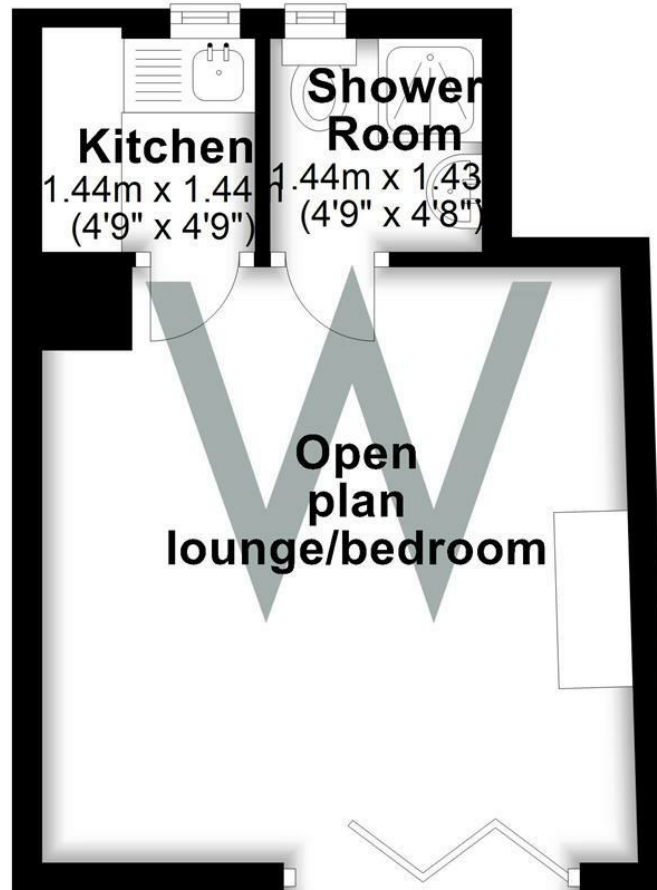
Please note that applications are not decided on a first-come, first-served

basis. We aim to ensure a fair process for everyone, and all applications will be carefully considered on its merits by us, in conjunction with the landlord, before a final decision is made.

The availability date listed is provisional and will only be confirmed once referencing has been successfully completed.

Ground Floor

Approx. 20.5 sq. metres (220.9 sq. feet)



Total area: approx. 20.5 sq. metres (220.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	73	
(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

WHITES

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