



40 Bedwin Street, Salisbury, Wiltshire, SP1 3UW

Guide Price £365,000 Freehold

Description

Entrance Hall

Sitting Room

Kitchen

First floor landing

Stairs to second floor

Bedroom one

Exposed floorboards, window shutters, dressing area.

Ensuite Shower Room

Tiled shower cubicle with thermostatic shower, wc and wash hand basin with cupboard below, extractor fan, exposed floorboards.

Bedroom two

Exposed floorboards. Stained glass door to:

Ensuite Shower Room

Shower cubicle with thermostatic shower, wc and hand basin, part tiled walls, heated towel rail.

Second floor

Home Office/ Bedroom three

Exposed floorboards, 2 velux windows.

Outside

There are two storage rooms in the garden, one containing the electric boiler for heating and hot water and the other for general storage.

Outgoings

The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60

Services

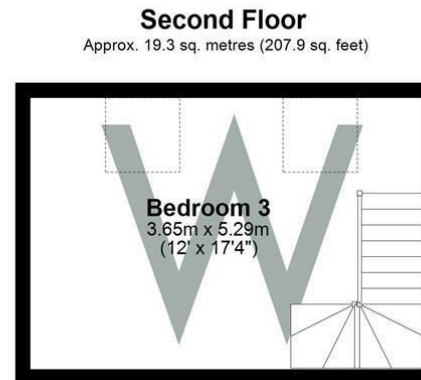
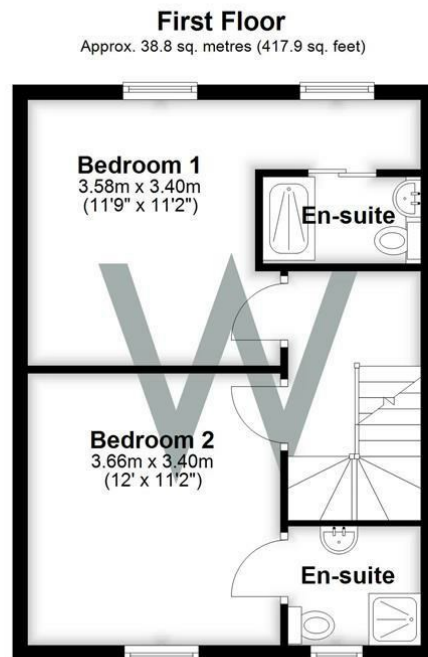
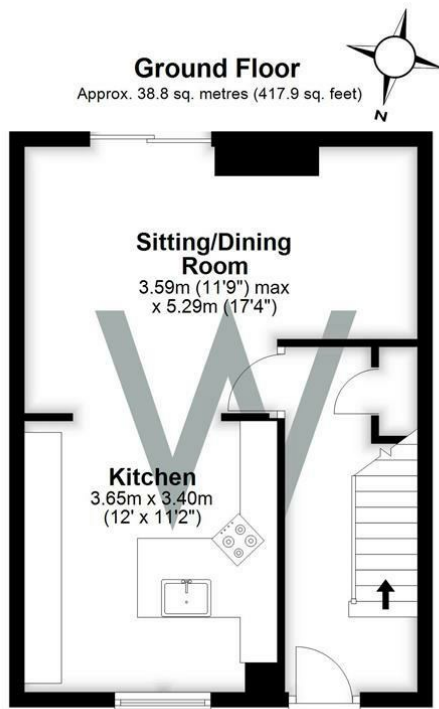
Water, electricity and drainage are connected. We believe that there is gas laid to the property.

Directions

From our office proceed along Scots Lane and go straight over at the cross roads into Bedwin Street where number 40 will be seen on the right hand side.

WHAT3WORDS

What3Words reference is: [///twist.able.cove](https://www.what3words.com/en/#!/twist.able.cove)



Total area: approx. 97.0 sq. metres (1043.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		63
(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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