



23 Wyndham Road, Salisbury, Wiltshire, SP1 3AB

£1,950 PCM

Description

The property is a classic Edwardian period terraced townhouse with well-proportioned accommodation including four double bedrooms arranged over three floors. The spacious accommodation comprises an entrance hallway, a sitting room with an impressive decorative fireplace and an attractive bay window and a dining room. This leads to a kitchen/breakfast room which has an attractive range of units with granite work surfaces and integrated fridge freezer and dishwasher. There is also a utility room and a cloakroom. There is wood effect flooring throughout most of the ground floor and the house is fully double-glazed and has gas central heating. On the first floor is the main bedroom, again with a bay window and fitted wardrobes, a further bedroom, a study and a bathroom with separate bath and shower. On the second floor are two further double bedrooms. There are period features including high ceilings and skirting boards, cast iron fireplaces, and picture and dado rails. There is a small garden area to the front and a rear garden with two porcelain paved areas and a lawn, there is also a summer house and shed situated at the end of the garden. Wyndham Road lies inside the ring road, is in a residents' parking zone and within easy walking distance of the city centre as well as amenities including the railway station. The property is available, UNFURNISHED and on a potentially long term basis.

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

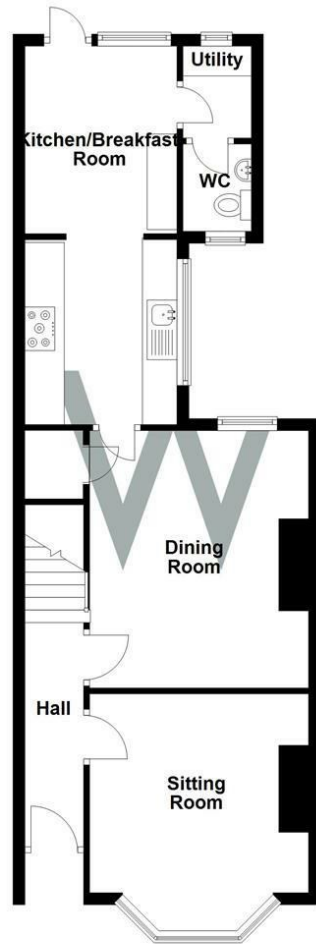
the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update 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.

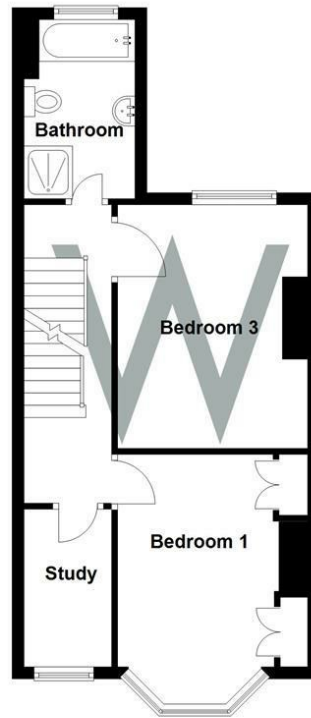
Ground Floor

Approx. 57.5 sq. metres (618.7 sq. feet)



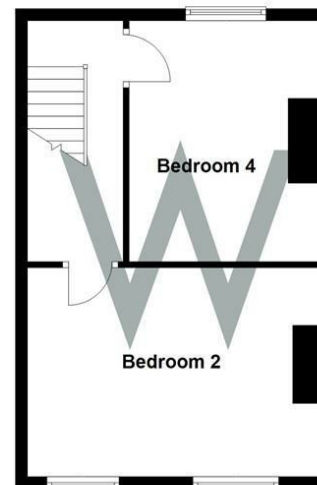
First Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



Second Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 137.8 sq. metres (1483.6 sq. feet)



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-58) D			
(1-38) E			
(1-38) F			
(1-38) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

WHITES

Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP

Tel: 01722 336422

www.hwwhite.co.uk

email: residential-sales@hwwhite.co.uk

