



**Flat 1a, 47 Wyndham Road, Salisbury, Wiltshire, SP1 3AB**

**£1,150 PCM**



### Description

A delightful two-bedroom flat located within walking distance of the city centre. The property has just undergone a full restoration, which included a complete redecoration throughout, new carpets, a new kitchen, and a new bathroom. These modern updates, combined with period features, create a wonderful living space. The layout consists of a large lounge at the front of the flat, featuring a large bay window that overlooks the popular Wyndham Road and a charming fireplace. Adjacent to the lounge is the main bedroom, which is a double size and has a sash window with a view of the private garden. Following down the hallway from the main bedroom is the brand new kitchen, finished with dark green cabinets and wood effect worktops. It includes a brand new ceramic hob and electric oven. At the far end of the kitchen, you'll find a door leading to the garden, as well as access to the new family bathroom, which features a thermostatic shower over the bath. To the rear of the flat, there is a second single bedroom that would also serve well as a home office. Outside, the property benefits from a large private garden that features a mix of lawn, patio, and flowerbed areas, along with a shed and garage. The flat has gas central heating and comes unfurnished. It also includes one off-street parking spot located at the rear of the property, behind the garden.

### 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.

### Key Points -

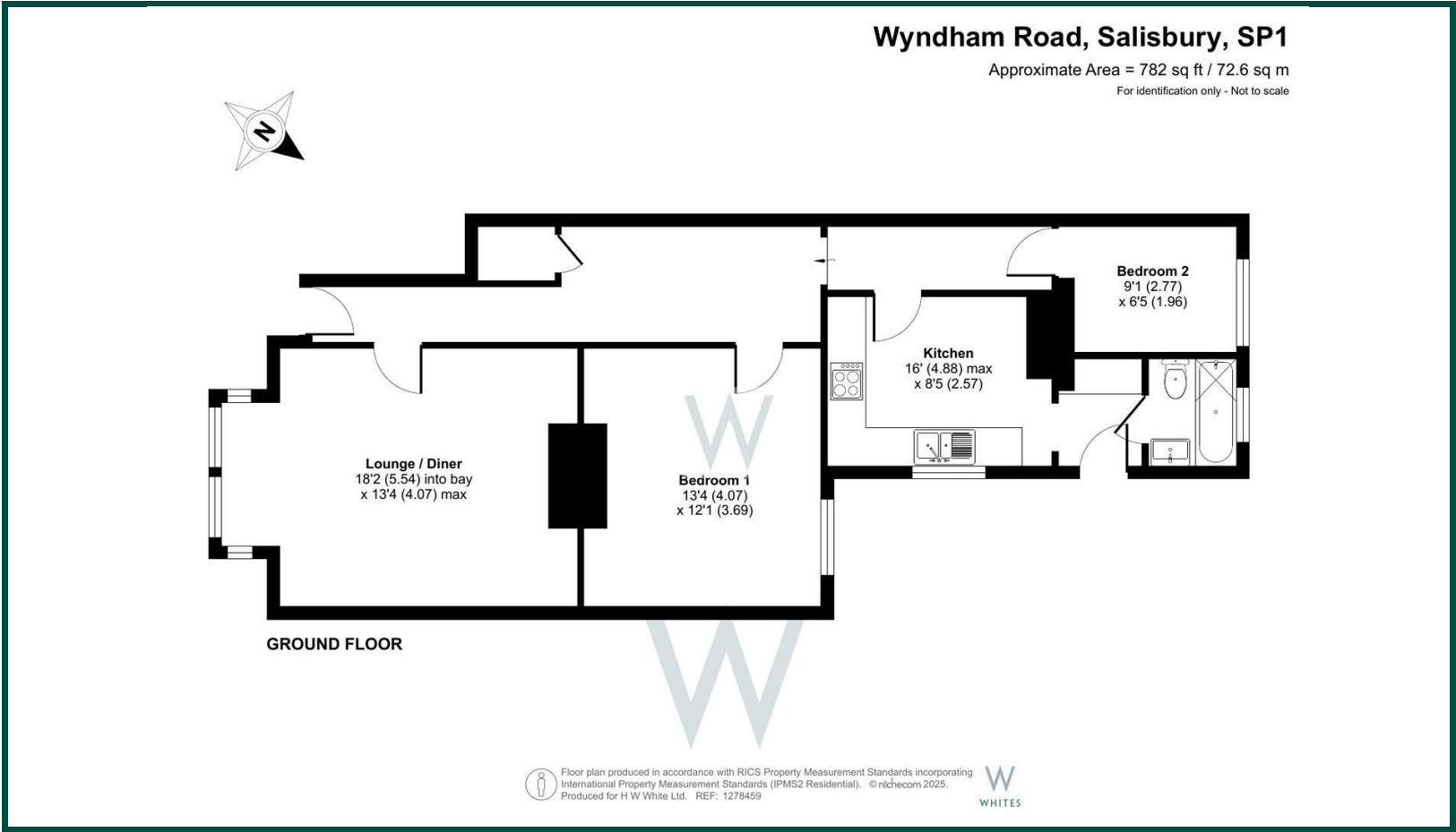
- Two bedrooms
- Fully refurbished
- New kitchen
- New bathroom
- Large lounge
- Private garden
- Garage included
- Off-street parking
- Gas central heating
- Unfurnished

### Location -

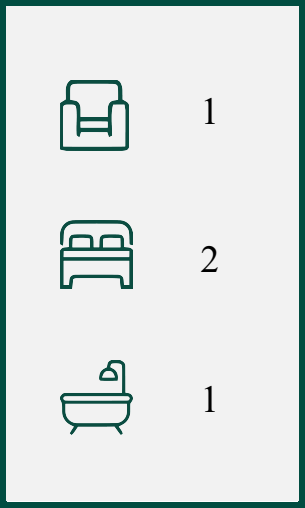
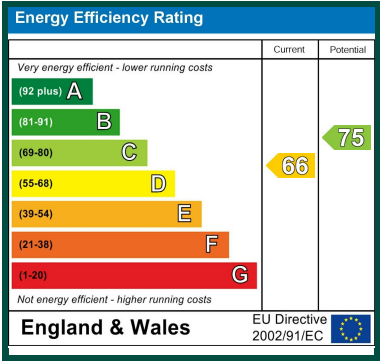




Floor Plan -



EPC -



Whites Estate Agents

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