



34 Queen Alexandra Road, Salisbury

Myddelton&Major



Rent: £2,000 PCM

A fantastic five bedroom detached family home, with an attractive south-facing garden and plenty of off-road parking.

Size: 2,468 sq ft

Council Tax: Wiltshire £3,648.58
(2024/25), Band F



Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.

34 Queen Alexandra Road, Salisbury, Wiltshire, SP2 9LN

- Detached Five Bedroom Home
- Kitchen/Breakfast Room
- Attractive South-Facing Garden
- Three Reception Rooms
- Five Bedrooms (Three En-Suite)
- Parking for Four Vehicles

The Property

An outstanding detached home with exceptional space both inside and out and a generous south-facing and level garden to the rear.

The front door opens to a generous central entrance hall, from which all the principle rooms are accessed, and a downstairs shower room. The well-appointed farmhouse-style kitchen includes a 2 oven AGA and 2 integrated dishwashers, plus ample room for a table and chairs. The utility room provides space (and plumbing) for all other appliances. The sitting room is a spacious, bright and welcoming room with open fireplace on a marble hearth. The room is semi-open to the dining room, which comfortably seats up to 20. There is a further reception room which is ideal as an office, snug or family room.

On the first floor are the five bedrooms, three of which are doubles with en-suite bathrooms and a fourth with its own shower. Additionally, there is the family bathroom and a boiler room. Stairs lead up to a second floor, which provides generous loft space for storage use only. Part of the loft is being retained by the landlord for storage of their items.

At the front of the home is a spacious driveway offering off-road parking for four vehicles, plus side access down both sides of the property to the garden. The attractive south-facing garden can be accessed via French doors off the sitting and dining rooms, plus the utility room. The garden is predominantly laid to lawn, with a smart patio area and a covered barbecue area. There is a shed at the bottom of the garden, providing storage for gardening/outdoor equipment.

Location

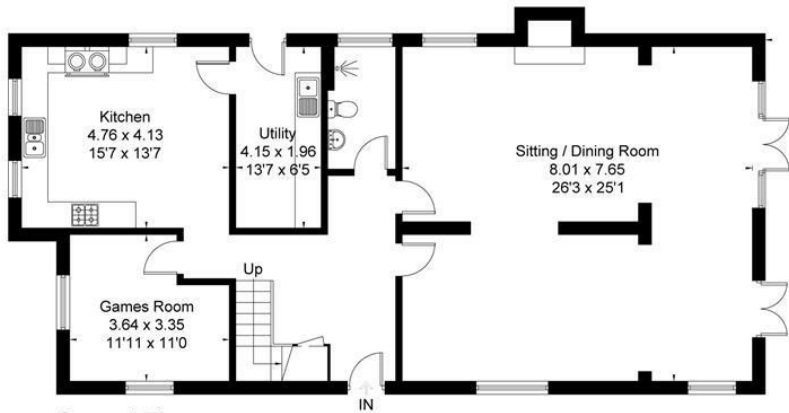
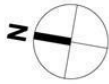
Queen Alexandra Road is located on the north-western side of central Salisbury, within walking distance of the city and train station, and within easy reach of the historic market town of Wilton via car. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline station.

Tenancy & Restrictions

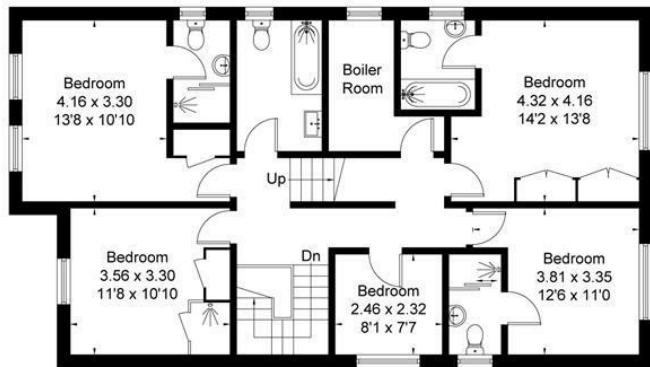
To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.



Approximate Area = 229.3 sq m / 2468 sq ft



Ground Floor



First Floor

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



Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photograph and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



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