



Mill Road,

Myddelton & Major



4 Mill Race Close Mill Road, Salisbury, Wiltshire, SP2 7RX

- Two Double Bedrooms
- Good Decorative Order
- City Centre Location
- Rear Courtyard Garden
- Grade II Listed
- Off-Road Parking
- Period Property
- Easy Walk to Train
- No Onward Chain

The Property

The Property

Offered with no onward chain, Number 4 Mill Race Close is a very attractive, grade II listed terraced period cottage which faces onto Mill Road. On entering the property there is a large sitting room with woodburning stove, space for a dining table, stairs lead up to the first floor, a door leads through to the modern and light kitchen which in turn leads out to the garden and parking at the rear. Upstairs are the two double bedrooms which are on individual floors with the bathroom situated on the first floor.

Outside

To the front of the property there is a very small garden. There is allocated parking at the rear of the property and a small courtyard garden.

Location

Location

Number 4 is set in a central location close to the river Nadder on the edge of the medieval centre of Salisbury. The cottage is within easy walking distance to Cathedral Close, The Town Path with its lovely walks, the railway station and is extremely convenient for Salisbury's bustling city centre with its excellent range of recreational, shopping and cultural amenities.

Services - All Mains services are connected. Ofcom suggests broadband speeds of up to 1000Mbps and that most major mobile networks should have full coverage.

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.

Rent: £350,000

A very attractive and well presented 2 bedroom Grade II listed period cottage with allocated off road parking, close to the train station and city centre.

Size: X,XXX sq ft

Council Tax: Wiltshire, Band D



2



1



1



XX

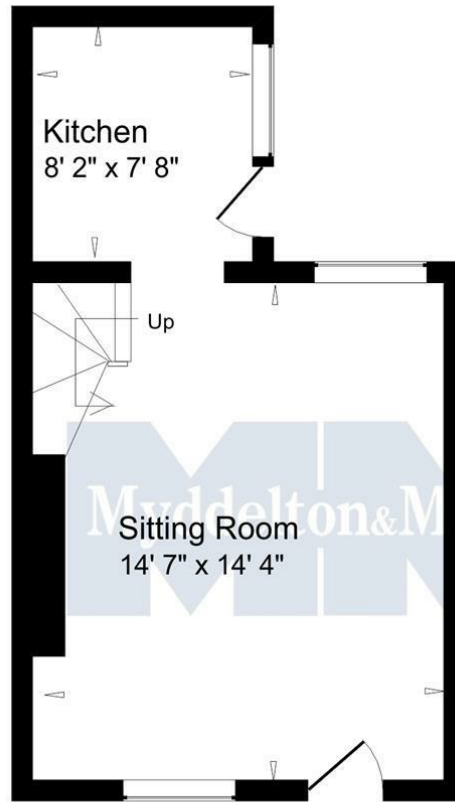
Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

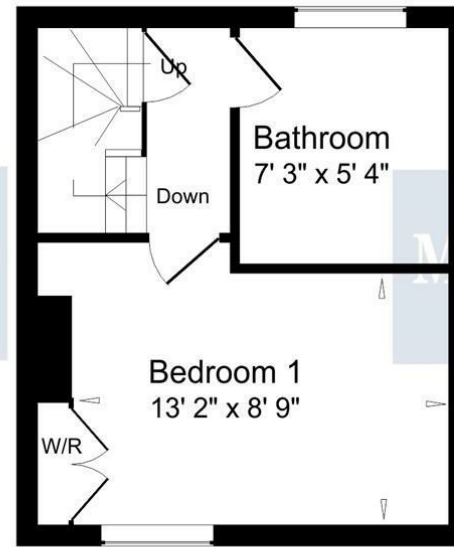
Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.

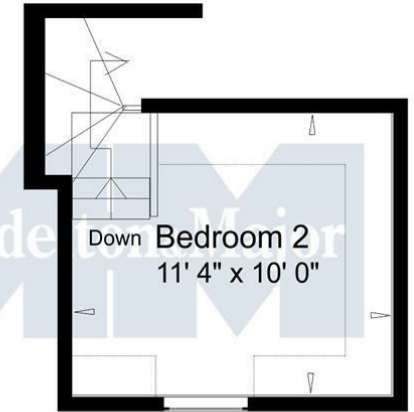




Ground Floor



First Floor



Second Floor



Approximate Gross Internal Floor Area 680 Sq. Ft./ 63 Sq. M

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Drawing Number : 164-823j

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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