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WHITES

57 St. Ann Place, Salisbury, SP1 2SU

£1,650 Per Month

About The Property

A very well-presented three-bedroom townhouse offering versatile accommodation arranged over three floors, ideally located within walking distance of Salisbury city centre. The property benefits from off-road parking for two vehicles, an enclosed courtyard garden and attractive views towards Salisbury Cathedral.

The ground floor comprises a spacious and beautifully presented converted kitchen, fitted with a range of upper and lower units with wooden worktops and integrated appliances including a fridge freezer, dishwasher, microwave, washing machine and tumble dryer. Oak flooring flows through to the reception room, which features patio doors overlooking the garden courtyard. The entrance hall provides access to the first floor and also includes a convenient WC housing the newly fitted gas boiler.

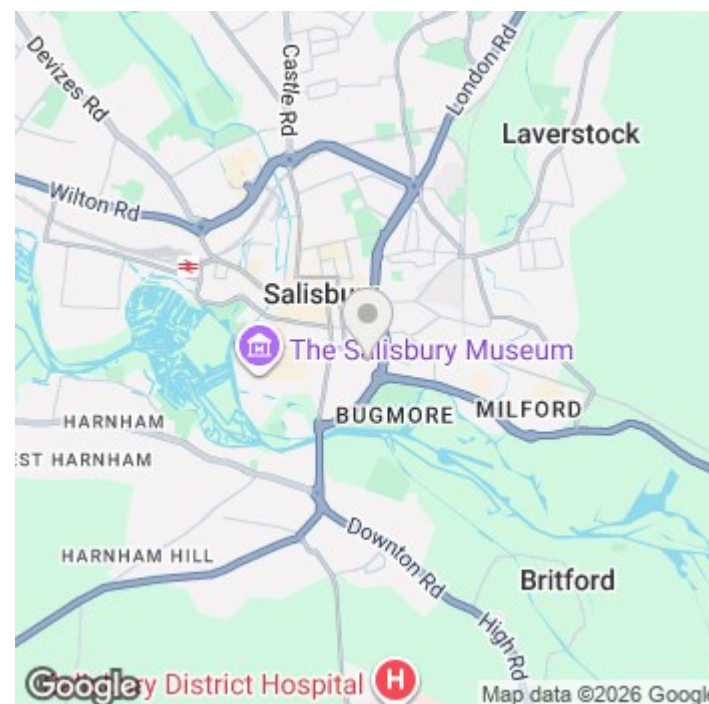
On the first floor is a bedroom with fitted wardrobe, a well-appointed family bathroom and a bedroom enjoying stunning views towards the cathedral. This bedroom offers flexible use and could also be utilised as a sitting room, subject to the tenant's requirements. The property has been recently redecorated and fitted with new carpets. The family bathroom comprises a bath and separate freestanding shower.

The second floor provides two generously sized bedrooms, one of which benefits from an ensuite shower room. Externally, the property has a private driveway providing off-road parking for two vehicles, while the enclosed walled courtyard garden to the rear is predominantly laid to patio, with planted borders and ample space for pots and outdoor dining.

The property is conveniently situated a short and level walk from Salisbury city centre, with its excellent range of shopping, educational, leisure and cultural facilities.



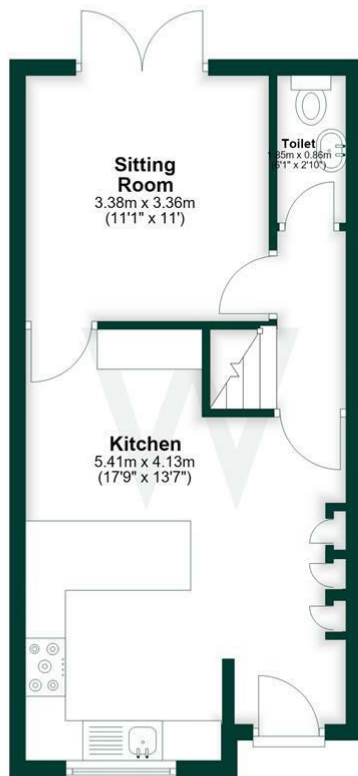
- Four bedroom townhouse
- Very well presented
- Bathroom with shower and bath
- Ensuite shower room
- Cathedral views
- Parking for two vehicles
- Enclosed courtyard garden
- Walk to city centre
- Recently redecorated
- Newly fitted carpets





Ground Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



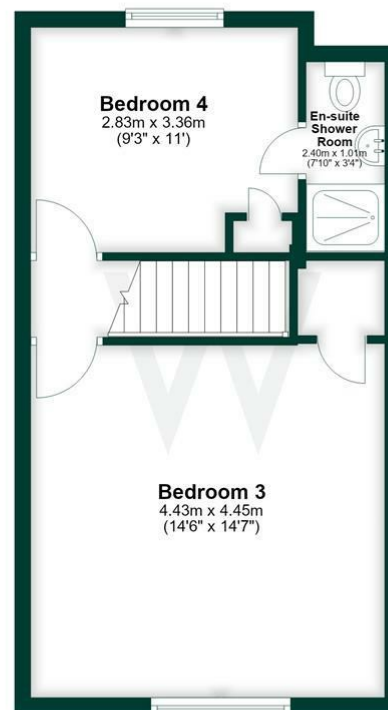
First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Second Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



Further Information

Let available date: 25th September 2026 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: House - Terraced

Furnish type: Unfurnished

Deposit: £1,900

Local authority: Wiltshire

Council Tax: Band D

EPC: C(76)

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	

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