



GFF Ingleside Wyndham Road, Wyndham Road, Salisbury, Wiltshire, SP1 3AA

£1,000 PCM

## About The Property

A well presented, two bedroom, unfurnished ground floor flat, being one of two flats in converted Victorian house with a shared garden and within level walking distance of the city centre.

Accommodation comprises:

Communal entrance hall with door to private entrance. Hallway with understairs storage and airing cupboard. Sitting room with bay window and feature fireplace. Newly fitted shower room with walk in thermostatic shower. Galley style kitchen with ceramic hob, electric oven and space for a washing machine and fridge/freezer; door to garden. Bedroom one (to rear), double. Bedroom two, small double/study.

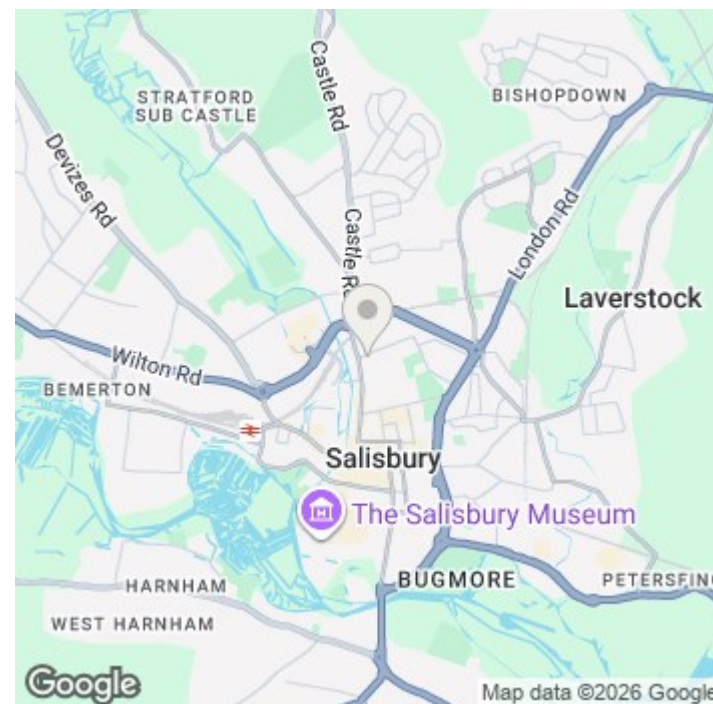
Outside; enclosed shared garden with gate to side of property and small area of front garden with storage.

On street parking permit for one car available from the council. UPVC double glazing and high heat retention storage heaters.

Please note: the garden is currently undergoing significant refurbishment works which are due to be completed within the next month.



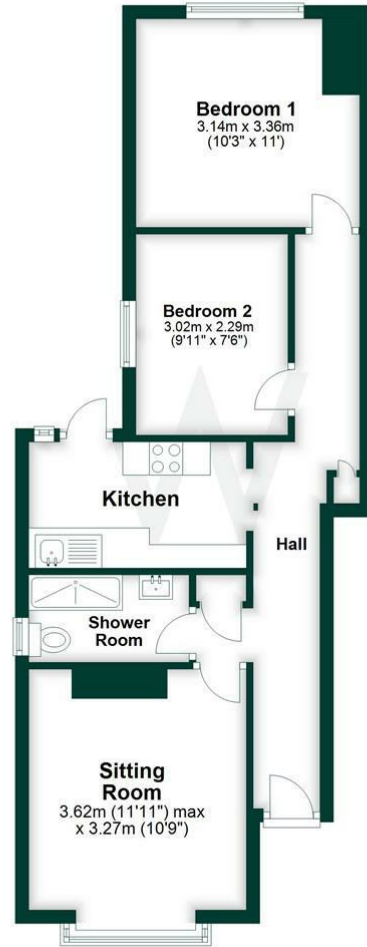
- Ground floor flat.
- Sitting room with original features.
- Modern kitchen with door to garden.
- Two double bedrooms.
- Modern shower room with walk in shower.
- Shared rear garden.
- On street permit parking.
- UPVC double glazing.
- High heat retention storage heaters.
- Council tax band B.





### Ground Floor

Approx. 47.5 sq. metres (511.1 sq. feet)  
(excluding Shower Room)



Total area: approx. 47.5 sq. metres (511.1 sq. feet)

## Further Information

Let available date: 26th June 2026  
NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: Flat

Furnish type: Unfurnished

Deposit: £1,150

Local authority: Wiltshire Council

Council Tax: Band B

EPC: E(42)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	