



52 Greencroft Street, Salisbury, Wiltshire, SP1 1JE
£750 PCM





DESCRIPTION

52 Greencroft Street is a well presented period terraced house, with two reception rooms, two double bedrooms and a pretty courtyard garden.

LOCATION

Greencroft Street is a quiet, mainly residential, road in the heart of the city, with all its shopping and cultural amenities quite literally on the doorstep.

ACCOMMODATION

The front door opens directly from the street into:

Dining Room

A window to the front casts plenty of natural light into the room and over an original feature fireplace. The room benefits from being carpeted and also contains a cupboard where the electric meter and fuse board are located. Openreach faster fibre available along with a phone point. Opening through to the stairs to the first floor and:

Sitting Room

A large, bright room with a window overlooking the courtyard. The carpeted room is equipped with a TV aerial point, heating thermostat, radiator and also a tiled fireplace with tiled hearth. In the corner of the room is a large, under the stairs storage cupboard, housing the gas meter.

Kitchen

A nicely proportioned room with a window to the rear and the side of the property, The kitchen is fitted with a modern range of wall units, base cupboards and drawers with a marble effect laminate worktop and an inset sink with single bowl, drainer and mixer tap. Appliances include a electric oven with ceramic hob and space for both a washing machine and an under the counter fridge/freezer

First Floor Landing

Access to the loft. Doors to:-

Bedroom

A good-sized large double with a window to the front and feature fireplace. The room benefits from being carpeted throughout, wall mounted light fittings and electrical sockets.

Bedroom 2

A similar sized room with window to the rear of the property overlooking the courtyard. The room benefits from being carpeted and a cupboard space with clothes rail.

Bathroom

A good sized bathroom with a frosted window to the side. The room is fitted with a white suite of w/c, wash basin with cupboard underneath and wall mounted mirrored medicine cabinet over. The room benefits from the luxury of having both a bath with mixer tap and a separate shower cubicle with electric shower. The room has partly tiled walls and a slate effect laminate flooring. Vaillant boiler.

OUTSIDE

To the rear of the house is a spacious courtyard garden which is split with number 54 and has a shared access point. At the rear of the garden stands a large storage shed and at the front of the garden an outside W/C.

PARKING

Wiltshire Council Residents Parking Permits Available

SERVICES

Mains gas, electricity, water, drainage and telephone.

COUNCIL TAX

Band C. Current Annual Rate £1,791.68

RESTRICTIONS

No smokers, children, sharers or pets

TENANCY

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis).

HOLDING DEPOSIT

Equivalent to one week's rent.

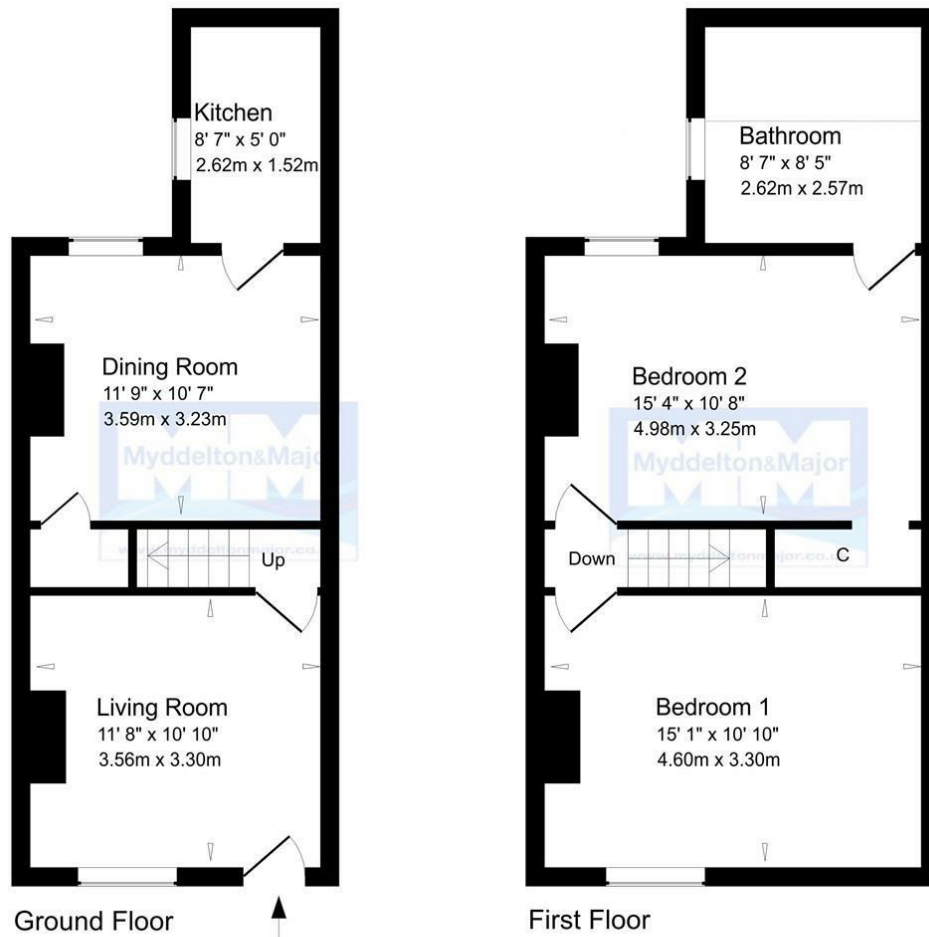
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Equivalent to five week's rent.

DIRECTIONS

From the city centre head east along Milford Street. Cross over Brown Street and take the second exit on to Guilder Lane. Cross over Winchester Street and No. 52 is just over halfway up on the right hand side.





Approximate Gross Internal Floor Area 750 Sq. Ft./ 70 Sq. M
 Measurements quoted are to IPMS: Residential 2
 Drawing Number : 164-0275



Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales EU Directive 2002/91/EC

49 High Street Salisbury Wiltshire SP1 2PD
01722 337579
www.myddeltonmajor.co.uk

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