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**India Avenue,**

**£1,300 PCM**

**4 India Avenue, Salisbury, Wiltshire, SP2 7HF**



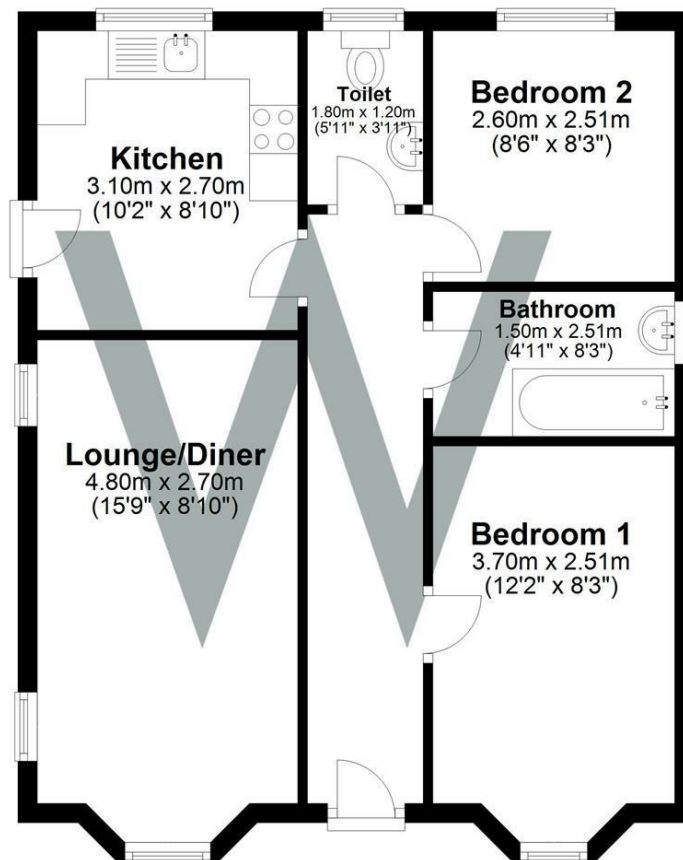
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Description

A recently renovated, two bedroom detached bungalow, quietly situated just off the Devizes Road with a nice garden and parking. The accommodation comprises a front entrance hall, sitting room with bay window, front double bedroom with fitted wardrobes, rear bedroom two, bathroom with a thermostatic shower over the bath with glass screen etc, as well as a separate cloakroom/WC. Kitchen with U-shaped range of modern high and low level units incorporating single electric oven, gas hob and spaces for a washing machine and fridge-freezer. Side door to the garden. The property comprises approximately 60 sq.m/650 sq.ft and is available unfurnished with carpets and curtains and/or blinds and is available on a potentially long-term basis. Fully double-glazed with a gas fired combination boiler for central heating and hot water. Outside there is a front lawn and flowerbed and a gated, paved driveway providing parking for two or three cars. A fence divides the back garden which comprises a further landscaped area of artificial grass, large paved terrace, substantial wooden shed and a gravelled side return/additional covered storage. Unfurnished.

## Ground Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



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WHITES

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