



Lawrence Close, Salisbury



## A brand new 3 bedroom detached family home in the sought-after Chapel Gate development in Harnham.

11 Lawrence Close,  
Salisbury, SP2 8GQ

PCM  
£1,850 PCM



Lawrence Close is light, spacious and immaculately presented, with high quality fixtures and fittings and contemporary styling throughout, equipped with Photovoltaic solar panels providing direct electricity supply, no battery storage.

### Features

- Brand new development
- 3 bedrooms
- Private garden
- Modern family home
- Family bathroom and ensuite
- PV solar panels
- Contemporary fixtures and fittings
- Garage and parking

### 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.

### EPC Rating

B (91)

### Outgoings

Council Tax: Band New Build

### Size

1258.00 sq ft

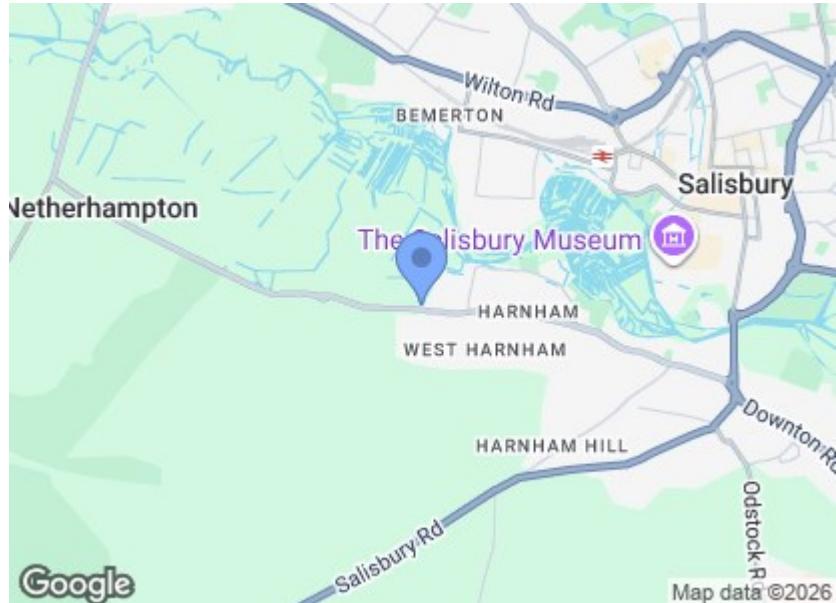
The property opens into a welcoming hallway, leading to the comfortable sitting room and spacious kitchen/diner. The kitchen is well equipped with the full range of integrated appliances, including fridge/freezer, washing machine, full size dishwasher, electric oven and gas hob, benefitting from French doors opening onto the fully enclosed garden and patio. The ground floor is additionally served by a modern WC.

Upstairs hosts 3 double bedrooms and the family bathroom, with the principal bedroom coming with an ensuite shower room, each finished to a high standard with modern white suites.

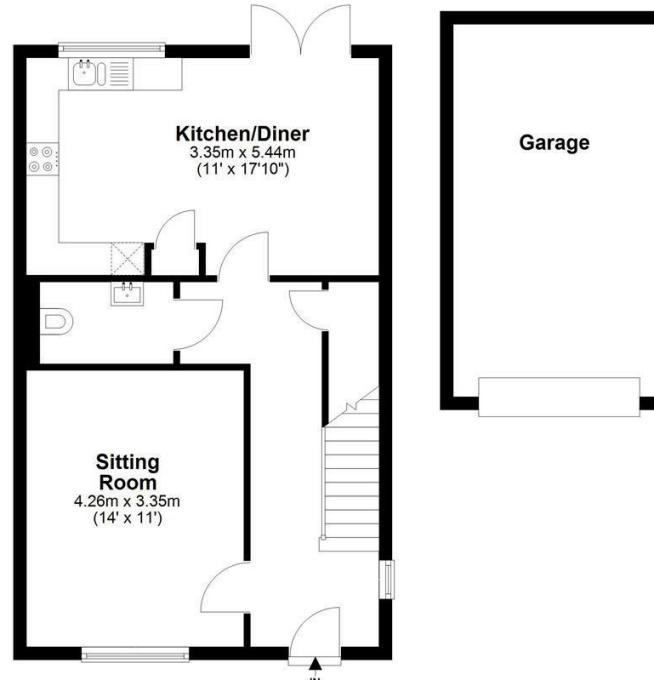
Outside, the property has ample garden space, a single garage and further parking for 2 cars.

Lawrence Close is ideally positioned within the Chapel Gate development overlooking the landscaped grounds. Salisbury has a broad range of shopping and retail amenities, while the nearby market town of Wilton offers a further variety independent shops and market. The broader centres of Winchester, Andover and Southampton are all readily accessible by road or rail through the conveniently accessible A303 and M3 corridors, which place the South Coast, London, and the West Country all within practical reach.





**Ground Floor**  
Approx. 67.7 sq. metres (728.5 sq. feet)

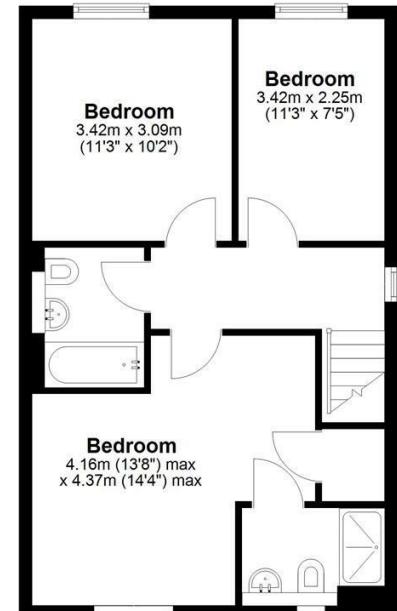


Total area: approx. 116.9 sq. metres (1258.1 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines



**First Floor**  
Approx. 49.2 sq. metres (529.6 sq. feet)



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