



45 Ravenscroft, Salisbury, SP2 8DL  
£900 PCM







## DESCRIPTION

A good sized two bedroom mid terrace house, close to Salisbury District Hospital and only a short walk to the city centre. The property benefits from gas central heating and double glazing. There is also off road parking for one car.

## LOCATION

Ravenscroft is a quiet residential street on the popular Ridings Mead development on the southern edge of Salisbury. It is within easy walking distance of the city and is particularly convenient for Salisbury District Hospital. The city has an excellent range of facilities – shopping, leisure, educational and cultural as well as the well thought of Playhouse and the market square which has a twice weekly charter market. The mainline train station has trains to London Waterloo, journey time approximately 90 minutes. Within walking distance of the property are several primary and secondary schools, both private

and state sector, including boys and girls grammar schools.

## ACCOMMODATION

A UPVC front door opens into a hall way with coat hooks, and then opens into:

### Living Room

A light and spacious room with wood laminate flooring. Stairs to first floor. Window to rear. TV aerial point & radiator. Under stairs storage. Door to:

### Kitchen

Fitted with a range of base cupboards, wall mounted units and drawers. Washing machine, under counter fridge and electric cooker, grill and 4 ring hob. Worktop with inset one and a half stainless steel sink and drainer. Tiled splashbacks. Window to front. Wall mounted gas boiler for central heating and hot water.



## First Floor Landing

Loft access and doors to:

### Bedroom 1

A good sized double bedroom with two windows to rear. Laminate floor. Two fitted cupboards - one with hanging, the other with shelving. Radiator.

### Bedroom 2

A single room with window to front. Laminate flooring. Radiator.

### Bathroom

A white suite of bath with shower over and the wash basin and WC. Radiator, mirror and shelving. Extractor. Window to front.

## OUTSIDE

To the rear of the property there is a low maintenance, garden with patio area and lawn. A pathway leads to a pedestrian gate which provides



rear access. Two timber sheds.

To the front is a paved parking area for one vehicle.

### SERVICES

Mains electricity, water, drainage and telephone.  
Gas fired boiler for central heating and hot water.

### COUNCIL TAX

Wilshire Council Band C. Annual rate (2022/23)  
£1,948.28

### TENANCY

To be let unfurnished on an Assured Shorthold  
Tenancy (minimum term of 12 months, thereafter on  
a monthly basis).

### RESTRICTIONS

No smokers or pets.

### HOLDING DEPOSIT

Equivalent to one week's rent.

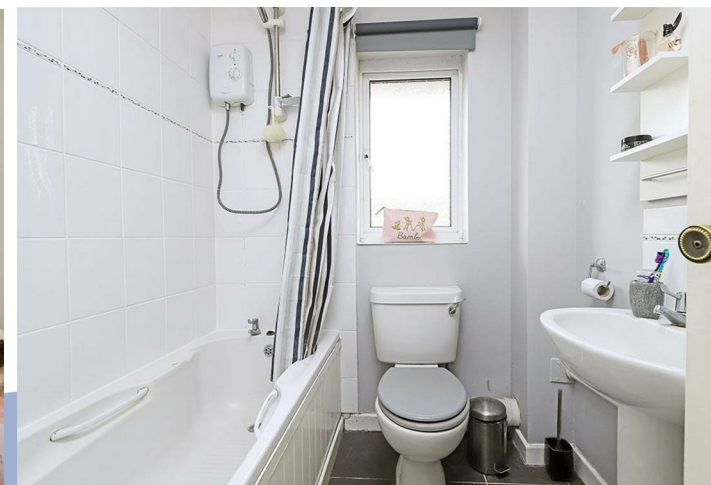
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Equivalent to five week's rent.

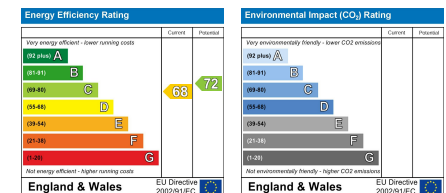
For further details concerning tenant fees, please  
contact the office or visit our website  
[www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)

### DIRECTIONS

Leave the city centre heading south west on the  
A354 (Coombe Road) towards Blandford. Turn left at  
the mini-roundabout, go down the hill & turn right at  
the next roundabout into Ridings Mead. Ravenscroft  
is the 3rd turning on the left hand side. On entering  
Ravenscroft, take the first turning on the left & then  
go straight on into the cul-de-sac. No. 45 can be  
found on the right hand side.



**Approximate Gross Internal Area**  
**Total = 602 Sq Ft / 55.93 Sq M**



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