

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 28 Harnham Road

Salisbury, SP2 8JJ

Guide price £395,000



A beautifully presented Edwardian style home sitting within this perennially popular location, a short walk from the Cathedral Close. 28 Harnham Road is a traditionally laid out three bedroom property with a number of useful refinements. The general condition of the house is excellent with the current owners having carried out a number of improvements, naturally the property is double glazed with gas heating. Accommodation comprises entrance hall, sitting room with log burner, dining room, open plan kitchen, three bedrooms, bathroom and cloakroom. Outside the property has a small front and manageable rear garden with views toward Salisbury Cathedral. The location is a huge feature of the house, it provides a level and attractive walk into Salisbury Cathedral Close and city centre, open downland and woodland walks are also close by. This is a fantastic opportunity to acquire such a quality character property in such a convenient location.



## Directions

From New Harnham Road turn right into Harnham Road where number 28 can be found on your left hand side before Old Road.

## Double Glazed Front Door to:

### Entrance Hall

Stairs to first floor, radiator, high level electric fuses, radiator and stripped floorboards.

### Sitting Room 14'3" x 9'10" (4.35m x 3m )

Double glazed bay window to front. Inset log burner with slate hearth and floating mantle. Double radiator, television point.

### Dining Room 12'5" x 10'4" (3.8m x 3.15m )

Double glazed window to rear. Radiator, slate hearth with space for log burner. Stripped floorboards.

### Cloakroom

Low level WC, wall hung basin and tiled splashback.

### Kitchen 8'6" x 13'7" (2.6m x 4.15m )

Matching range of wall and base units with work surface. Inset ceramic hob with extractor hood over, oven. Plumbing and space for washing machine, dishwasher and fridge/freezer. Inset ceramic sink with mixer tap, tiled splashbacks. Wall mounted gas boiler, radiator. Double glazed window/door to side and rear.

### First Floor Landing

Full height linen cupboard and storage area. Access to loft space.

### Bedroom One 13'1" x 14'1" max (4m x 4.3m max )

Lovely generous and light room with double glazed bay window to front aspect. Feature cast iron fireplace and radiator.

### Bedroom Two 12'11" max x 7'10" (3.95m max x 2.4m )

Double glazed window to rear aspect. Feature cast iron fireplace and radiator.

### Bedroom Three 8'2" x 8'0" max (2.5m x 2.45m max )

Double glazed window to rear with tree filled view toward Salisbury Cathedral. Radiator.

### Bathroom

White suite comprising push button WC, pedestal basin and panelled bath with mixer/shower attachment over. Tiled walls, radiator, Velux window, extractor fan and shaver point.

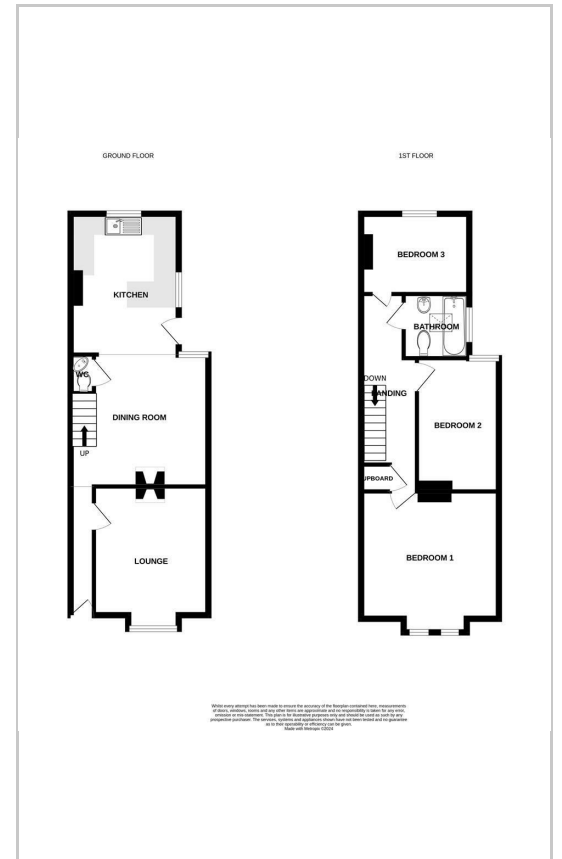
### Outside

To the front of the house is a small paved area enclosed by a low level brick wall. The rear garden has a Westerly aspect. Well enclosed by wooden fencing with pedestrian access to the rear pedestrian pathway. Immediately outside the kitchen is a paved area with outside light and tap. Beyond is a gravelled area with well stocked flower beds and stepping stone pathway. To the far end of the garden is a timber garden shed.

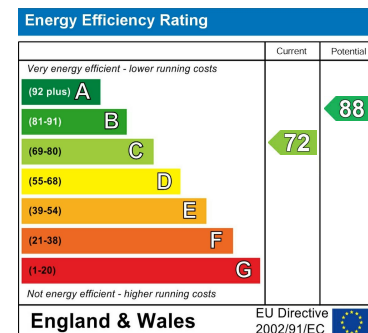
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU

Tel: 01722 411151 Email: enquiries@venditum.co.uk <https://www.venditum.co.uk>