

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 116 Harnham Road

Salisbury, SP2 8JW

Guide price £625,000



A handsome and particularly substantial period home with detached bedsit annexe in this prime residential location. 116 Harnham Road is an attractive Edwardian attached house offered to market in excellent order throughout and vacant possession. The property has been extended and greatly improved by the current owners and can only be appreciated by a viewing. Accommodation comprises entrance porch, hallway, two substantial reception rooms, kitchen/breakfast room, four bedrooms, two bathrooms and cloakroom. 116 Harnham Road also has a self contained detached annexe with kitchenette and shower room, which has been a hugely successful holiday let in recent years (income figures available on request). The property enjoys a superb position, with a lovely view toward Salisbury Cathedral from several windows, open parkland is a few metres from its doorstep and numerous local amenities are within walking distance. 116 Harnham Road also sits within a number of sought after school catchments as well as in striking distance of the city centre and district hospital. This is a rare opportunity to acquire such a quality and substantial family home.



## Directions

Proceed to Harnham Road where number 116 can be found on the corner of St Marys Road.

## Double Glazed Front Porch 7'6" x 4'1" (2.3m x 1.25m )

Double glazed window to front. Quarry tiled floor.

## Hall

Stairs to first floor. Double glazed window to front aspect. Double radiator.

## Lounge 22'11" max x 15'5" (7m max x 4.7m )

Double glazed bay windows to front and side aspects. Feature angled window to rear with outstanding views toward Salisbury Cathedral. Inset log burner with slate hearth and floating mantle. Two radiators. Picture rail.

## Dining Room 12'11" x 14'9" (3.95m x 4.5m )

Double glazed bay window to front aspect. Double radiator, picture rail, laminate floor.

## Cloakroom

Push button WC and vanity wash hand basin. Extractor fan.

## Breakfast Room 16'4" x 8'6" (5m x 2.6m )

Feature window with outstanding views toward Salisbury Cathedral. Wall mounted Worcester boiler and two radiators. Recessed fridge/freezer space. Tiled floor.

## Kitchen 11'11" x 9'6" (3.65m x 2.9m )

Matching wall and base units with worksurface over. Fitted AEG gas hob with extractor hood over, integral double oven and microwave. Integral dishwasher. Inset stainless steel sink unit with mixer tap. Feature tiled splashbacks and floor, shelved recess, double glazed window with view, radiator and inset ceiling spotlights.

## Utility/Larder 8'6" x 4'3" (2.6m x 1.3m)

Incredibly useful room with plumbing and space for washing machine and fridge/freezer.

## Frist Floor Landing

Access to loft.

## Bedroom One 14'1" x 15'3" (4.3m x 4.65m)

Double glazed bay window to side and window to front. Two radiators. Built in wardrobe.

## Bedroom Two 14'5" x 10'11" (4.4m x 3.35m)

Double glazed bay window to front aspect. Three built in wardrobes. Radiator and picture rail.

En-Suite – White concealed cistern WC, vanity basin and shower enclosure. Wet wall splashbacks, extractor fan and ceiling spotlights.

## Bedroom Three 9'10" x 8'4" (3m x 2.55m )

Double glazed window to rear with beautiful views to Salisbury Cathedral. Full height linen/storage cupboard. Double radiator.

## Bedroom Four 6'10" x 6'4" (2.1m x 1.95m )

Double glazed window to front aspect. Radiator.

## Bathroom 10'2" x 5'2" (3.1m x 1.6m )

Well fitted with panelled bath, vanity wash basin, WC and shower enclosure. Wet wall splashbacks, heated towel rail, shaver point, windows to rear and ceiling spotlights.

## Outside

The house sits on a corner plot and is fortunate to have gardens on three sides. To the front and side of the property are areas of lawn well enclosed and screened by mature beech hedge. The rear garden is paved with grey Indian sandstone and well enclosed by high level wall. This private area has a range of mature planting and also gives access to the annexe and driveway via high level gate. 116 Harnham Road has a private drive accessed from St Marys Road which comfortably accommodate two cars.

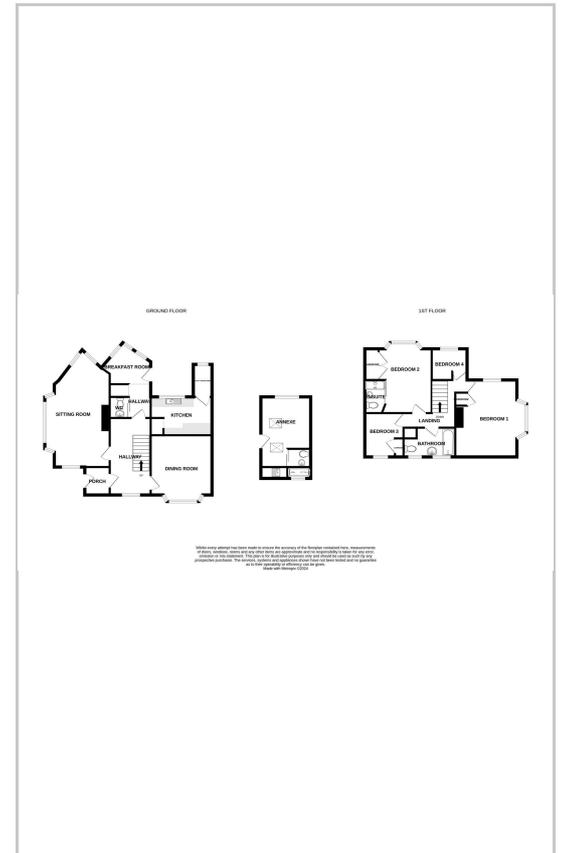
## Annexe/Studio 19'8" max x 7'8" (6m max x 2.35m )

This professionally converted and compliant structure is currently used as a home office but was created primarily as self contained accommodation which has been successfully let on Air BnB (airbnb.co.uk/h/cookiescabin) The conversion has a vaulted ceiling with Velux windows, double glazed window to front and door to side. Wooden style flooring with electric underfloor heating. Living/sleeping area with ceiling spotlights, kitchenette with electric hob, microwave, fridge and sink with mixer tap. Shower room is very well fitted with concealed cistern WC, vanity basin and walk-in shower enclosure. Tiled splashbacks and floor, heated towel rail and obscure glazing.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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