



2 Harper Road

Salisbury, SP2 7HQ

£279,995



A substantially built older style semi-detached home situated in a popular residential location. 2 Harper Road is a well loved family home with double glazing and gas heating but now offers potential for a new owner to enhance and personalise. The property sits on a corner plot with huge potential to extend and/or create off-road parking (subject to consent). Accommodation comprises entrance porch/hall, two reception rooms, kitchen, three bedrooms and first floor bathroom. Outside 2 Harper Road has lovely front and rear gardens with a great level of mature planting, again with great scope for refinement and re-landscaping. The location is fantastic, Harper Road is a mature residential road just off the A360 Devizes Road, useful amenities and open countryside are a short walk away with a bus stop a few metres from the house. Offered for sale with vacant possession this is a great opportunity to acquire an affordable family home.



Directions

Proceed to the A360 Devizes Road where Harper Road can be found on your left hand side. After turning into Harper Road number two can be found on your right.

Double Glazed Front Door

Entrance Hall

Double glazed window to front aspect. Full height coat cupboard. Stairs to first floor with open area under. Radiator.

Sitting Room 14'7" x 10'11" (4.45m x 3.35m)

Double glazed window to front aspect. Feature fireplace with inset living flame fire. Range of fitted dark wood display cabinets, shelving and storage cupboards. Picture rail and telephone point.

Dining Room 13'1" max x 12'11" (4m max x 3.95m)

Double glazed doors to rear garden. Two radiators and picture rail. Door to:

Kitchen 12'9" x 7'10" (3.9m x 2.4m)

Matching oak style wall and base units with worksurface over. Fitted gas hob with extractor hood over and eye level double oven. Space for washing machine, dishwasher, full height fridge and freezer. Inset sink unit with mixer tap over, tiled splashbacks, double glazed door to rear garden. Wall mounted Worcester gas boiler and high level electrical fuses.

Half Landing

Double glazed window to front aspect.

First Floor Landing

Double glazed window to front aspect and access to loft space.

Bedroom One 14'5" x 11'1" max reducing to 8'10" (4.4m x 3.4m max reducing to 2.7m)

Double glazed window to front aspect. Radiator. Matching range of fitted dark wood furniture comprising four wardrobes, high level cupboards and drawers.

Bedroom Two 9'10" x 8'2" (3m x 2.5m)

Double glazed window to rear aspect, radiator and range of high level storage cupboards.

Bedroom Three 8'2" x 8'2" (2.5m x 2.5m)

Double glazed window to rear aspect. Matching range of four built in wardrobes (if removed the useable floor area would increase to (3.3m x 2.5m).

Bathroom

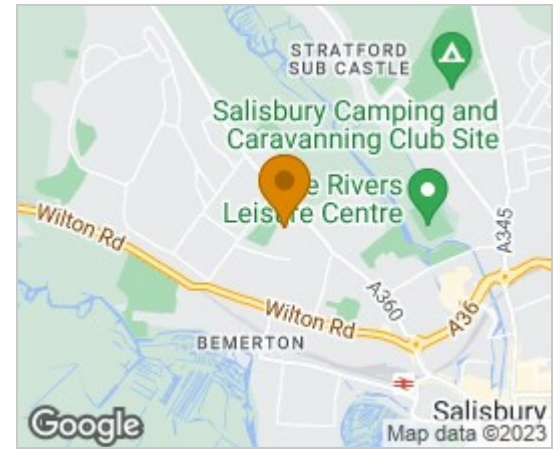
White suite comprising WC, vanity basin and panelled bath with electric Mira shower- over. Tiled walls, heated towel rail and obscure double glazed window to rear aspect.

Outside

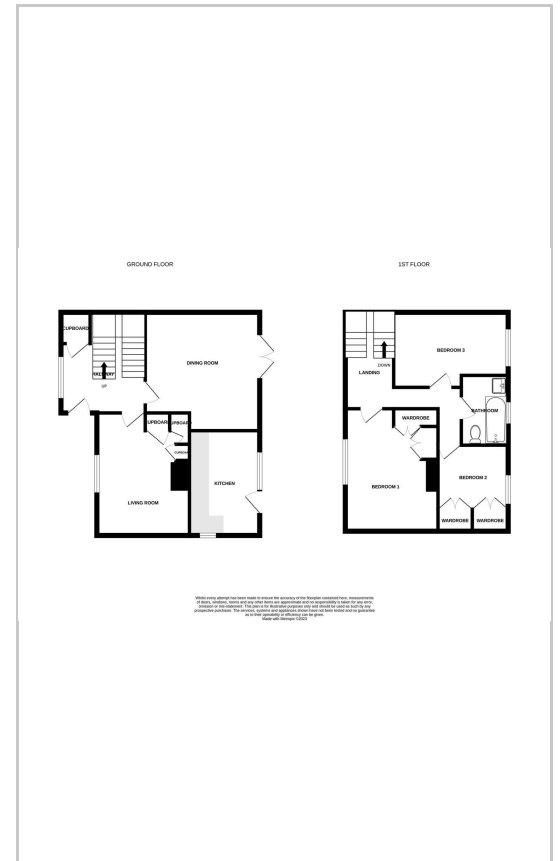
The property enjoys a lovely corner plot with potential (subject to consent) to create off road parking. Currently the front garden is well enclosed by wooden fencing, lawn with an extensive range of mature planting. Pathway to front door and side. The side path has a well stocked flower bed to one side and wrought iron gate to the rear garden.

The rear garden is well enclosed by wooden fencing. Immediately outside the kitchen and dining room is a two level paved patio with light and tap, path to side. Beyond is a small gravelled area leading to a flat lawn. The lawn has a number of well stocked flower beds and structural planting including an impressive Eucalyptus tree. Covered seating area with mature wisteria and vine. Substantial concrete shed, timber garden shed and greenhouse (requiring attention).

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		63	77
EU Directive 2002/91/EC			

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