



## 106 Coombe Road

Salisbury, SP2 8BD

£425,000



A detached four bedroom house offering huge potential for modernisation and development. 106 Coombe Road is a well loved and maintained family home that now requires a level of modernisation. The property is double glazed and benefits from gas heating (with modern boiler) but could benefit from some cosmetic enhancement. The house also has huge potential for alteration and/or extension (subject to planning permission). Accommodation currently comprises entrance hall, 5m sitting room, separate dining room, kitchen, porch/utility, four bedrooms, bathroom and cloakroom. 106 Coombe Road has a drive and integral garage with lovely gardens to front and rear. Located in Harnham the property is a short walk of a number of useful amenities and downland/woodland walks, the position also provides very easy access to the city centre. Offered for sale with vacant possession this is a fantastic opportunity to acquire a house with such potential, an early internal viewing is advised.



## Directions

By car proceed to the new Harnham Road turning left into Wavell Road. Turn left into Highlands Road, following this road for a short time, number 106 can be found on the left after the road bends to the right.

## Front Door To:

### Entrance Lobby

Door to:

### Entrance Hall

Stairs to first floor with cupboard under. Large walk-in storage cupboard (1.65m x 1.2m). Radiator and wooden floor.

### Cloakroom

Low level WC. Obscure double glazed window to side.

### Sitting Room 16'4" x 10'11" (5m x 3.35m )

Double glazed window to front aspect and doors to side. Twin radiators and wooden floor.

### Dining Room 11'9" x 7'6" (3.6m x 2.3m )

Double glazed windows to side and rear aspects. Radiator and wooden flooring.

### Kitchen 10'9" x 11'7" (3.3m x 3.55m )

Range of wall and base units with worksurface over. Inset sink unit with mixer tap. Space for cooker, serving fridge and dishwasher. Double glazed window to rear garden and radiator.

### Rear Lobby/Utility Area 10'9" x 2'11" (3.3m x 0.9m )

Double glazed door and window to side aspect. Door to garage, wall mounted modern Vaillant gas boiler. Plumbing and space for washing machine, hand basin and tiled floor.

### Sun Room 8'6" x 10'4" (2.6m x 3.15m)

Glazed elevations and roof. Door to front garden, power and light.

### Garage 18'6" x 8'8" (5.65m x 2.65m )

Up and over door to rear. Door to utility room. Power and light.

### First Floor Landing 9'0" x 8'6" (2.75m x 2.6m )

Lovely generous area with obscure double glazed picture window to side. Access to loft with drop-down ladder and double radiator. Large airing cupboard with hot water tank.

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

Double glazed picture window to front with far reaching views. Built in double wardrobe and radiator.

### Bedroom Two 11'9" x 9'10" (3.6m x 3m )

Double glazed window to rear aspect. Double radiator and vanity basin.

### Bedroom Three 10'7" x 7'10" (3.25m x 2.4m )

Double glazed window to front with far reaching views. Built in double wardrobe and radiator.

### Bedroom Four 9'10" x 6'6" (3m x 2m )

Obscure double glazed door and side panels to roof terrace. Double radiator.

### Roof Terrace 11'9" x 11'5" (3.6m x 3.5m )

Parapet walls and concrete slab floor. Huge potential to extend first floor in this area (subject to planning permission).

### Family Bathroom 7'2" x 6'0" (2.2m x 1.85m )

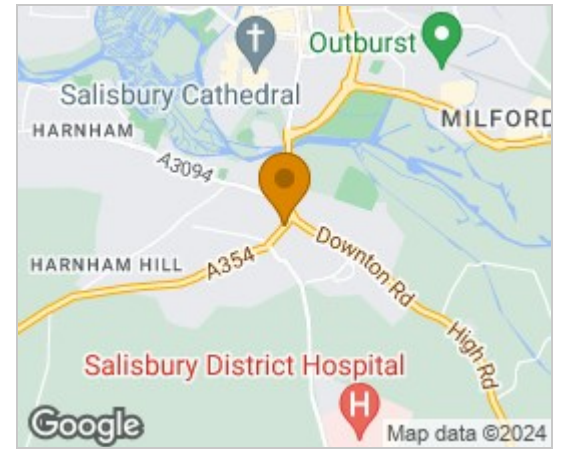
Modern refitted suite comprising WC, pedestal basin and corner shower enclosure with thermostatic controls. Tiled splashbacks, heated towel rail and obscure double glazed window.

## Outside

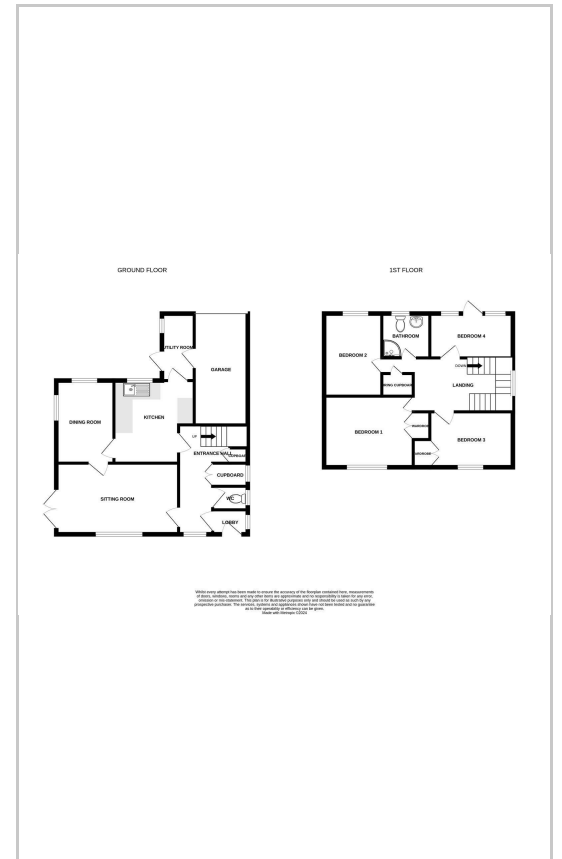
To the front of the property is a generous front garden which is well enclosed and extensively planted making this area of garden surprisingly private. Pedestrian path to front door and either side of the house. Extensive range of mature planting.

The vehicular access is from Highlands Road to the rear of the property. A brick paved drive provides parking for two cars and access to the garage. A lovely area of garden which is well enclosed by wooden fencing, this area is laid out over two main levels, a paved patio area can be found directly outside the house with outside tap and light, beyond is a lawn surrounded by an array of attractive and mature planting. To one side of the house is a paved area which currently accommodates a garden shed with pedestrian access to the front, to the other side is a path to the front.

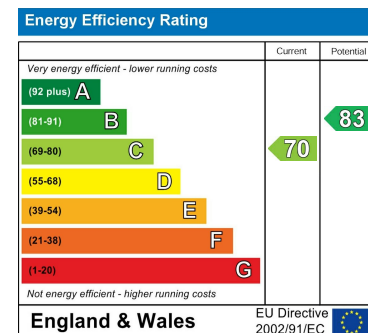
## Area Map



## Floor Plans



## Energy Efficiency Graph



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