

VENDITUM

RESIDENTIAL SALES

EST. 2004



152 Netherhampton Road

Salisbury, SP2 8NB

£325,000



A well loved family home offered for sale for the first time since its construction in 1955. 152 Netherhampton Road is a well proportioned three bedroom semi-detached house sitting within a lovely plot in the perennially popular area of Harnham. The house is double glazed with gas heating (modern boiler) and although dated in places, is generally neat and tidy throughout. 152 Netherhampton Road offers huge scope to personalise and extend (subject to planning permission). Outside the house enjoys a generous plot with good levels of driveway parking, garage and an attractive, well maintained rear garden. Located in West Harnham the property is within walking distance of a popular primary school, shop/post office, church and public house, woodland walks along Harnham slope are a short distance, as well as access to the town path. This is a great opportunity to acquire a lovely family home with great potential.



Directions

Proceed to Netherhampton Road where number 152 can be found just beyond the junction with Upper Street.

Double Glazed Door to:

Entrance Porch

Obscure glazed doors and side panels to:

Entrance Hall

Stairs to first floor with cupboard under. Radiator.

Sitting Room 14'1" x 11'2" (4.3m x 3.41m)

Double glazed bay window to front aspect. Living flame fire.

Dining Room 13'5" x 10'2" (4.1m x 3.1m)

Double glazed sliding doors to rear garden. Gas fire with tiled surround.

Kitchen 8'0" x 9'10" (2.45m x 3m)

Matching wall and base units with work surface over. Inset stainless steel sink unit with mixer tap. Space for gas cooker, serving fridge and washing machine. Breakfast bar, radiator and full height understair larder cupboard. Double glazed window to rear aspect and door to side.

First Floor Landing

Double glazed window to side aspect.

Bedroom One 14'9" max x 9'6" (4.5m max x 2.9m)

Double glazed bay window to front aspect with pleasant views towards Harnham slope. Six built in wardrobes with high level cupboards over and built in dressing table. Double radiator.

Bedroom Two 13'7" x 8'6" ext to 9'10" (4.15m x 2.6m ext to 3m)

Double glazed window to rear aspect overlooking the garden. Two double wardrobes and high level cupboards. Double radiator.

Bedroom Three 7'4" ext to 8'10" x 6'10" (2.26m ext to 2.7m x 2.1m)

Double glazed window to front aspect. Radiator.

Bathroom

Refitted shower enclosure (NB Bath could be re-fitted) and pedestal basin. Wet-wall and tiled splashbacks, obscure double glazed window to rear, heated towel rail and full height airing cupboard housing Vaillant gas boiler. Ceiling spotlights and access to loft space

Separate WC

White push button WC and obscure double glazed window to side aspect. Ceiling spotlights.

Outside

To the front of the house is a surprisingly generous area with a tarmacadam drive which provides parking for 2-3 vehicles leading to the side of the house. Extensive range of mature planting and decorative gravelled area which could be resurfaced to create further parking.

Garage (4.65m x 2.5m)

Automatic up and over door, window to side. Power and light.

Rear Garden – Immediately outside the dining room is an expansive patio area with a range of raised, planted flower beds, outside tap. Beyond is a well tended area of lawn with further well stocked flower beds and potting shed. To the far end of the garden is a screened paved area with further garden sheds/storage.

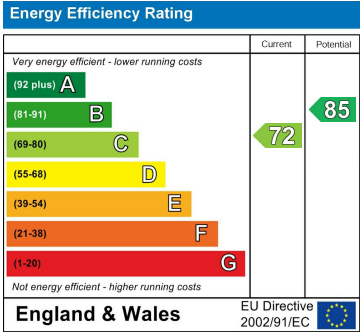
Area Map



Floor Plans



Energy Efficiency Graph



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