



8 The Cottages Lower Street, Harnham, Salisbury, Wiltshire, SP2 8HB

Guide Price £175,000 Freehold

A charming character house over 3 floors in a convenient location and in need of modernisation.

Description

A charming mid terrace house of character over three floors with painted elevations under a slate roof, listed Grade II, now in need of modernisation. The current accommodation consists of entrance porch, hall, sitting room, dining room, kitchen, 2 bedrooms and bathroom. Gas central heating has been installed, the wiring has been updated and there is a good rear garden. The property is situated in a very popular area within walking distance of the city centre via the town path, local school and shop. Vacant possession.

Entrance Hall

Doors to sitting room, dining room and kitchen.

Kitchen

Door to garden, gas cooker, sink unit.

Sitting room

Ornamental fireplace with tile inset, wooden surround and gas fire (not working), cupboards to sides.

Dining room

Door to stairs to first floor, tiled fireplace with gas fire (not working), understairs cupboard and further storage area.

Stairs to first floor - landing

Stairs to second floor.

Bedroom one

Bathroom

Panel bath, wc and hand basin, cupboard housing Ideal combination boiler for heating and hot water.

Stairs to second floor

Bedroom two

Restricted head height as indicated on the floorplan.

Outside

The rear garden is a good size, enclosed by hedging with lawn and concrete pathway. Outside wc, coal bunker.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is ' C ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

Directions

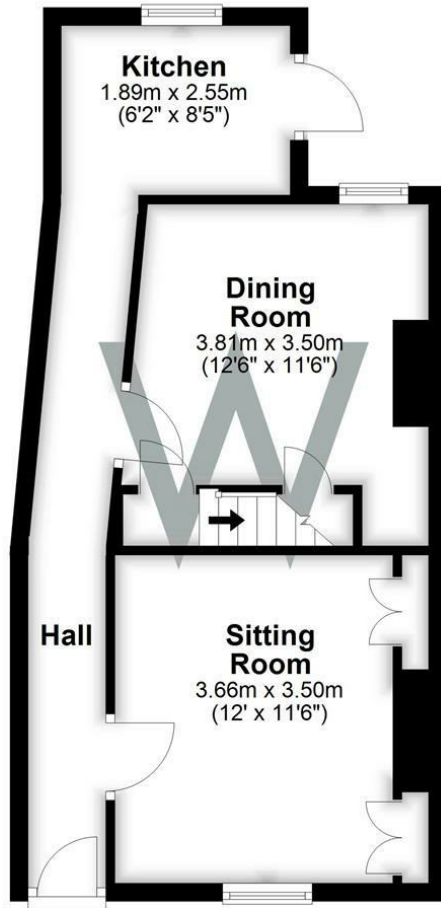
Leave Salisbury via Exeter Street and continue over the roundabout into Newbridge Road. At the Harnham Gyrotory turn right onto Harnham Road. Turn right after the second traffic lights into Lower Street where number 8 will be seen on the right hand side.

WHAT3WORDS

What3Words reference is: ///deny.solve.serve

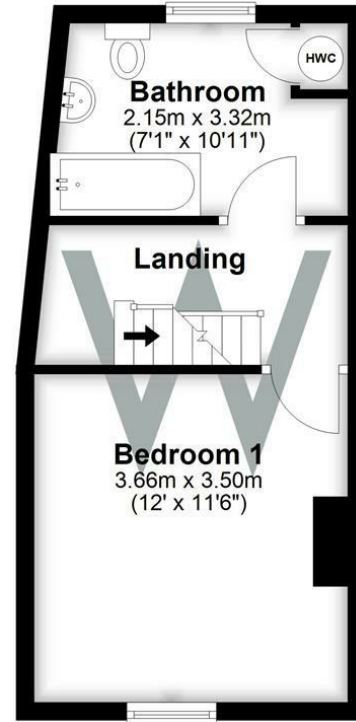
Ground Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



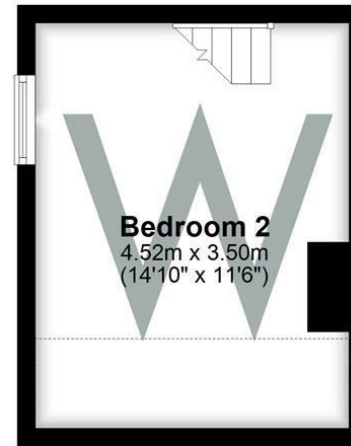
First Floor

Approx. 25.7 sq. metres (277.0 sq. feet)



Second Floor

Approx. 15.8 sq. metres (170.3 sq. feet)



Total area: approx. 79.8 sq. metres (858.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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