



13 Montague Road, Harnham, Salisbury, Wiltshire, SP2 8NJ

£425,000 Freehold

## **An extended detached house in need of some updating and offered with no onward chain.**

### **Description**

The property is an extended three bedroom detached house which is in need of updating and is offered to the market with no onward chain. The well proportioned accommodation comprises on the ground floor of an entrance porch and hallway, a kitchen and a sitting/dining room which leads to a study. On the first floor are three bedrooms, a large bathroom and a separate WC. There is a garden area to the front and the driveway provides off road parking in front of a detached garage. The large rear garden enjoys a private, easterly aspect. Further benefits include PVCu double glazing and gas central heating. Montague Road is a popular cul de sac on the southern outskirts of the city with local amenities including a primary school and convenience stores. There is a pleasant walk along the Town Path in to the city centre which lies approximately two miles away. No onward chain.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance porch**

Brick and double glazed elevations, part glazed door to;

#### **Entrance hall**

Stairs with cupboard under, radiator, telephone point.

#### **Sitting/dining room 23'8" x 12'3" both max (7.23m x 3.74m both max)**

Window to front, two radiators, TV point, fireplace with tiled surround and hearth, space for table and chairs, glazed door and windows to;

#### **Study 9'7" x 7'4" (2.94m x 2.24m)**

Window to rear.

#### **Kitchen 18'5" x 8'5" (5.62m x 2.57m)**

Fitted with base and wall units with work surfaces over, sink and drainer with mixer tap under window to rear, window to side, space/plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler, larder cupboard, part glazed door to side and door to study.

#### **Stairs to first floor - landing**

Window to side, loft access airing cupboard housing hot water tank and immersion with shelving.

#### **Bedroom one 16'11" x 9'5" (5.17m x 2.89m)**

Window to rear, radiator, fitted wardrobes.

#### **Bedroom two 13'7" x 9'10" (4.16m x 3.02m)**

Window to front, radiator, fitted wardrobes.

#### **Bedroom three 8'11" x 6'9" (2.74m x 2.08m)**

Window to front, radiator, over stair wardrobe.

#### **Bathroom**

Fitted with a white suite comprising panelled bath, wash hand basin with cupboard under, shower cubicle, low level WC, radiator, part tiled walls, obscure glazed windows to rear and side.

#### **Separate WC**

Fitted with a low level WC, window to side.

#### **Outside**

There is a lawned front garden with flower borders and a side driveway for off road parking. This leads to the detached garage and in to the rear garden which is approximately 100ft in length. There is an area of lawn together with flower beds and a vegetable plot. There are also two timber sheds.

#### **Services**

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

#### **Outgoings**

The Council Tax Band is ' E ' and the payment for the year 2024/2025 payable to Wiltshire Council is £3087.26.

#### **Detached garage 15'10" x 8'2" (4.83m x 2.51m)**

Pitched, tiled roof and an up and over door.

#### **Directions**

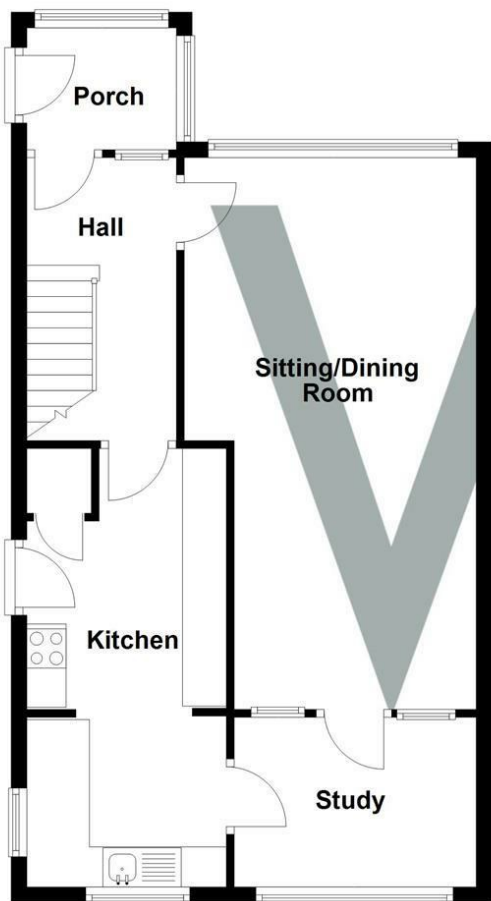
From our offices in Castle Street proceed out of Salisbury along the Newbridge Road and at the roundabout turn right to Harnham. Continue along Harnham Road into Netherhampton Road. Having passed the One-Stop shop on the left hand side after approximately three-quarters of a mile turn left signposted Montague Road. The property can be found on the left hand side.

#### **WHAT3WORDS**

What3Words reference is: [///joke.worry.stem](https://www.what3words.com/joke/worry.stem)

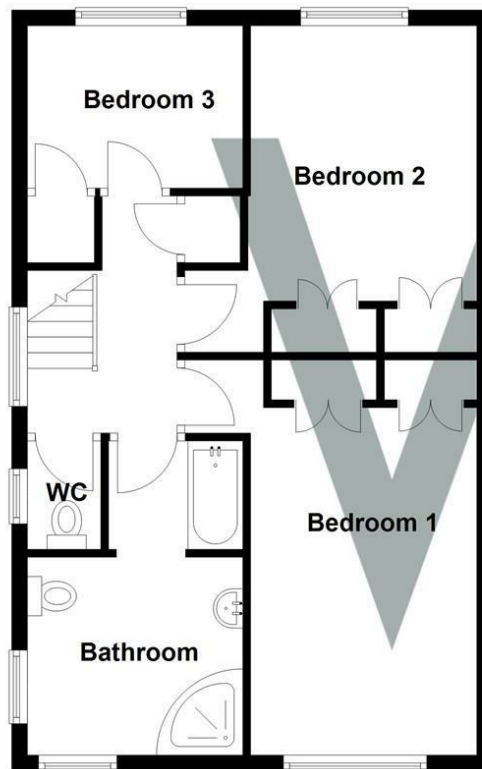
## Ground Floor

Approx. 56.5 sq. metres (608.3 sq. feet)



## First Floor

Approx. 53.4 sq. metres (574.3 sq. feet)



Total area: approx. 109.9 sq. metres (1182.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>65</b>	
England & Wales	EU Directive 2002/91/EC



**WHITES**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 Tel: 01722 336422  
 www.hwwhite.co.uk  
 email: residential-sales@hwwhite.co.uk

