



18 Bouverie Avenue, Harnham, Salisbury, Wiltshire, SP2 8DT

£395,000 Freehold

A character two bedroom terraced house situated in a prestigious road in the popular suburb of Harnham and offered with no onward chain.

Description

The property is a terraced house situated within one of the most sought after roads in Salisbury and is offered to the market with no onward chain. The well proportioned accommodation offers spacious rooms which comprise on the ground floor an entrance hallway which leads to a dining room. There is a sitting room with an attractive fireplace and a bay window and the kitchen/breakfast room has a good range of units and leads to a conservatory extension. There is timber flooring throughout the ground floor. On the first floor are two bedrooms with the main bedroom having a range of fitted furniture and a large bathroom which has a white four piece suite. There is a paved front garden and a well stocked rear garden with a rear access. Further benefits include PVCu double glazing and gas central heating. Bouverie Avenue is one of the most sought after roads in Salisbury and is located on the south western side of the city offering excellent access to the hospital with the city centre lying approximately 2 miles away. Being on the edge of the city, there are countryside walks close by and there is also a nearby M&S Outlet and Nisa mini-market. No onward chain.

Property Specifics

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

Entrance Hall

Covered porch, outside light, front door, stairs.

Sitting Room 12'10" x 10'8" (3.92m x 3.26)

Bay window to front, electric fusebox and meter, fireplace with timber surround and mantel over with tiled hearth, fitted cupboards and shelving.

Dining Room

Window to rear, radiator, fitted cupboards, telephone point, glazed door to;

Kitchen/breakfast room 15'0" x 8'9" (4.58m x 2.69m)

Fitted with base and wall units with work surfaces over and tiled splashbacks, sink and drainer under window to side, integrated electric oven and four ring hob with extractor over, space for fridge/freezer, space/plumbing for washing machine, space for table and chairs, radiator, patio doors to;

Conservatory 9'3" x 8'9" (2.82m x 2.69m)

Brick and double glazed elevations with pitched perspex roof, radiator, tiled floor, French doors to garden.

First Floor - Landing

Loft access.

Bedroom One 14'0" x 10'10" (4.29m x 3.32m)

Window to front, two radiators, range of fitted furniture.

Bedroom Two 15'1" x 8'9" (4.61m x 2.69m)

Window to rear, fitted furniture and cupboard.

Bathroom

Fitted with a white four piece suite comprising panelled bath, shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail, airing cupboard housing gas boiler, obscure glazed window to rear.

Outside

To the front of the house is a paved area. The rear garden has a patio leading to a lawn which has extremely well stocked flower borders and a fish pond. At the end of the garden is a further paved area with a timber shed and greenhouse. There is an outside tap and a rear access gate.

Services

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

Outgoings

The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2,525.94.

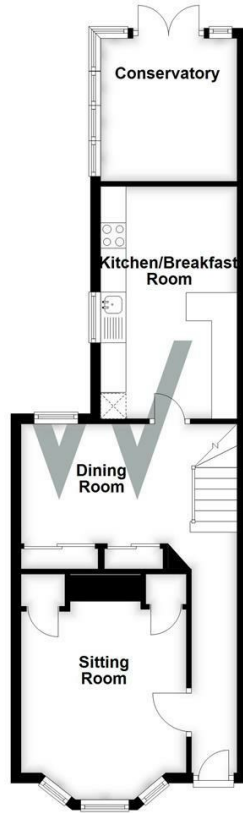
Directions

From the city proceed south along Exeter Street, over the roundabout into Newbridge Road. Proceed through the traffic lights onto the Coombe Road and at the mini-roundabout turn right into Bouverie Avenue. The property can be found after a short distance on the right hand side.

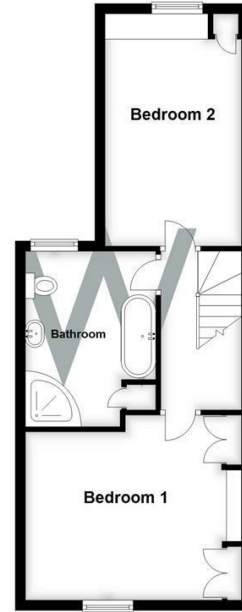
WHAT3WORDS

What3Words reference is: [///decks.sheet.plays](https://www.what3words.com/decks.sheet.plays)

Ground Floor
Approx. 50.7 sq. metres (545.8 sq. feet)



First Floor
Approx. 42.9 sq. metres (462.3 sq. feet)



Total area: approx. 93.7 sq. metres (1008.1 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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