



10 Chiselbury Grove, Harnham, Salisbury, Wiltshire, SP2 8EP

Guide Price £425,000 Freehold

Modern detached house in a very quiet and private location in the popular area of Harnham, offered with vacant possession.

Description

A modern detached house set in good gardens to front and rear, siding onto woodland and offering a good degree of privacy and quiet. There is an attached garage which could be converted to accommodation with the right permissions, together with driveway parking for several vehicles. Gas central heating has been installed together with double glazing. The property is offered in good condition throughout but could benefit from some cosmetic improvements. Vacant possession is offered.

Entrance Hall

Recently replaced consumer unit.

Sitting Room

Stairs to first floor, stone fireplace surround with inset coal effect gas fire and back boiler for heating and hot water.

Kitchen/Breakfast Room

Work surface with inset single drainer sink unit with mixer tap over and 4 ring gas hob. Built in single oven, stainless steel extractor hood. Base and wall mounted cupboards. Plumbing and space for small dishwasher. Peninsular unit with cupboards and drawers. Double doors to garden. Opening to:

Utility Area

Door to rear garden , space and plumbing for washing machine, further appliance space.

First floor Landing

Hatch to insulated loft, airing cupboard housing lagged hot water tank and immersion heater.

Bedroom 1

Built in wardrobe.

Bedroom 2

Built in wardrobe.

Bedroom 3

Built in wardrobe.

Bathroom

Panel bath with shower screen and thermostatic mixer shower, wc and hand basin. Heated towel rail.

Outside

To the front of the house is a good area of lawn with flower beds, shrubs and retaining wall. Pathway leads to front door and side access. A tarmac driveway offering parking for several vehicles leads to the attached garage. The rear garden is designed for easy maintenance with gravel and paved areas, raised borders and shrubs. Outside lighting.

Garage

Up and over door, pedestrian door to garden, light and power, loft storage space.

Directions

From the city centre proceed south along Exeter Street and continue into Newbridge Road. At the traffic lights/roundabout, turn right into Harnham Road, taking the second left into the Old Blandford Road. Chiselbury Grove will be found on the left hand side.

Outgoings

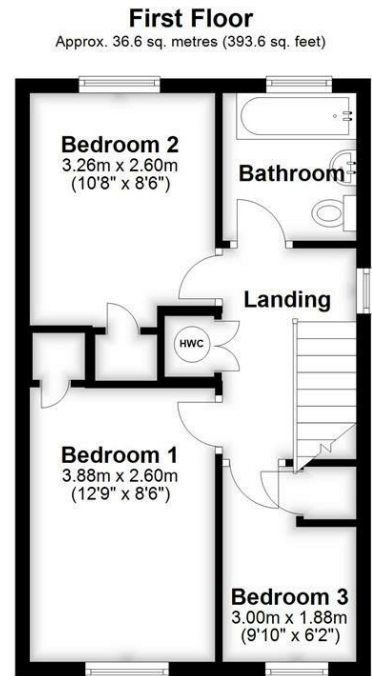
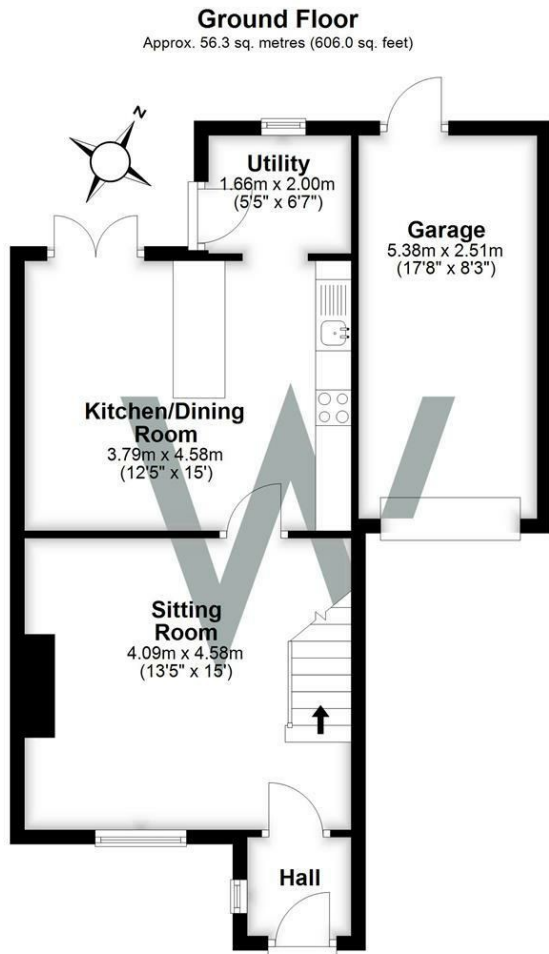
The Council Tax Band is 'E' and the payment for the year 2024/2025 payable to Wiltshire Council is £3,087.26.

Services

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

WHAT3WORDS

What3Words reference is: [///stress.rinse.forks](https://www.what3words.com/#!/stress.rinse.forks)



Total area: approx. 92.9 sq. metres (999.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
EU Directive 2002/91/EC	
England & Wales	

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