



15 Burford Road, Harnham, Salisbury, Wiltshire, SP2 8AN

Guide Price £575,000 Freehold

An attractive double fronted detached house in need of updating and offered with no onward chain.

Description

The property is a detached and extended character four bedroom house which offers an excellent opportunity to create a superb family home through modernisation and possibly further extension. The accommodation has good size rooms which on the ground floor comprises a sitting room and dining room, both with attractive bay windows and there is a breakfast room overlooking the rear garden. There is a kitchen and a cloakroom with a door providing rear access from the hallway. On the first floor are four bedrooms all with fitted wardrobes and a family bathroom. The house has a number of interesting period features such as sash windows, high ceilings, skirting boards and original doors. There is a detached garage with off road parking for two cars, an area of paved front garden and a private rear garden which enjoys a westerly aspect. A further benefit is gas central heating. Burford Road lies in the popular suburb of Harnham on the southern outskirts of the city. Salisbury District Hospital lies nearby and there is a regular bus service leading to the city centre which lies approximately one mile away. Further close amenities include a Marks and Spencer outlet on the nearby Downton Road and a Nisa store. No onward chain.

Property Specifics

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

Entrance hall

Timber front door, two windows to front, stairs with cupboard under, radiator, telephone point.

Sitting room

Bay window to front, radiator, gas fire, door to breakfast room.

Dining room

Bay window to front, and window to side, timber fireplace surround, two radiators, door to;

Kitchen

Base and wall units, sink and double drainer under window to rear, two larder cupboards, space for cooker and washing machine.

Breakfast room

Window to rear with window seat, radiator, gas fire.

Rear lobby

Part glazed door to rear and garden, storage cupboard, door to;

Cloakroom

Fitted with a low level WC, wash hand basin, window to rear, radiator.

Stairs to first floor - landing

Window to front, radiator, loft access.

Bedroom one

Bay window to front and window to side, radiator, two fitted wardrobes.

Bedroom two

Bay window to front and window to side, radiator, two fitted wardrobes.

Bedroom three

Window to rear, radiator, wash hand basin, fitted wardrobe.

Bedroom four

Window to rear, radiator, pedestal wash hand basin, cupboard housing hot water tank and immersion.

Bathroom

Fitted with a suite comprising panelled bath, low level WC, pedestal wash hand basin, window to rear.

Outside

To the front of the property is a paved area with a hedged front boundary and hand gate. To the side of the house is a driveway providing off road parking in front of the detached garage. The westerly aspect rear garden has a raised patio area, the remainder being lawned and enclosed on all sides.

Garage 18'3" x 10'4" (5.58m x 3.16m)

With double doors, pitched tiled roof, power and light and side door.

Services

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

Outgoings

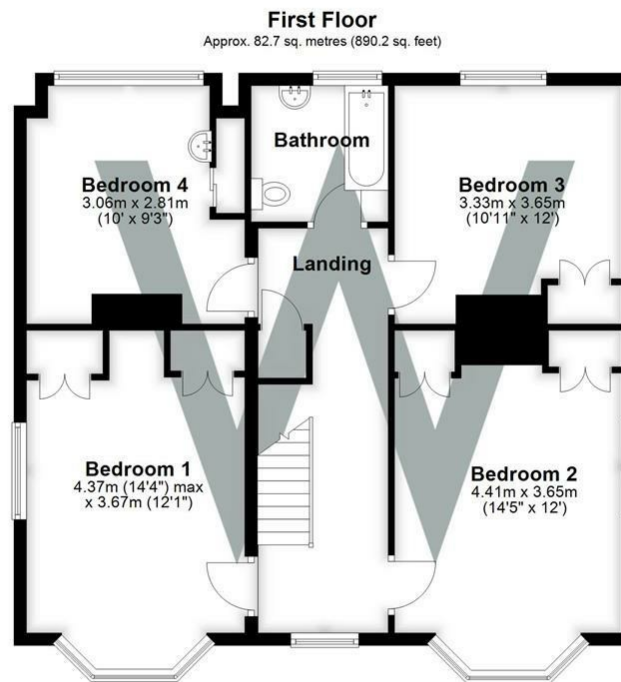
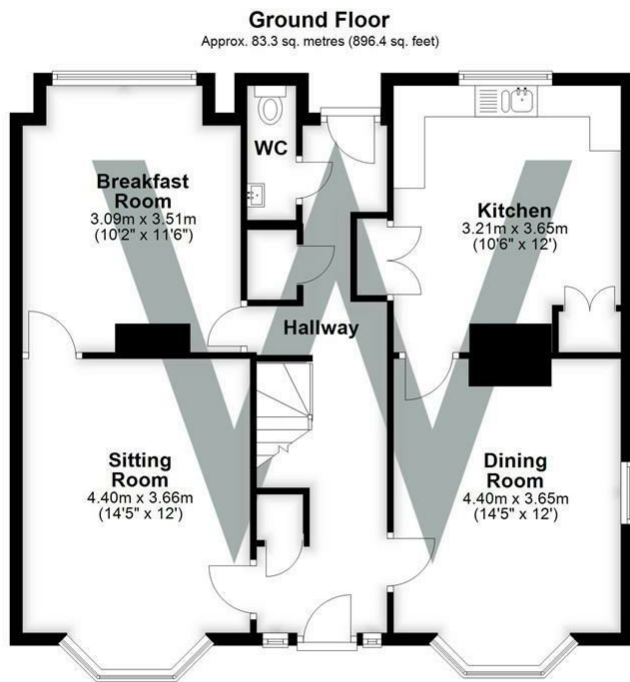
The Council Tax Band is ' F ' and the payment for the year 2024/2025 payable to Wiltshire Council is £3087.26.

Directions

Leave Salisbury on the A338 Downton/Bournemouth Road. After passing the petrol station/M & S outlet continue through the traffic lights before turning left in to Burford Road. The property can be found on the left hand side.

WHAT3WORDS

What3Words reference is: [///soils.ruled.them](https://www.what3words.com/soils.ruled.them)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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