



57 Woodbury Gardens, Harnham, Salisbury, Wiltshire, SP2 8QA

£315,000 Freehold

A three bedroom semi detached house with a detached garage and parking and offered to the market with no onward chain.

Description

The property is a modern three bedroom semi detached house tucked away in a private side road position on a popular residential development close to the hospital. The accommodation comprises an entrance hallway, a sitting room and a kitchen/dining room which leads to a conservatory extension. On the first floor are three bedrooms with the two main bedrooms having fitted wardrobes and there is also a bathroom. To the front of the property is a detached garage and off road parking space and to the rear is a private garden. Further benefits include PVCu double glazing and gas central heating. Woodbury Gardens 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:

Entrance Hall

Front door, coat hanging hooks, door to;

Sitting Room

Window to front, stairs with fitted shelving under, wall mounted thermostat, radiator, fireplace with electric fire, door to;

Kitchen/Dining Room

Fitted with base and wall units with work surfaces over, integrated gas oven and hob with extractor over, sink and drainer, window to rear, space/plumbing for washing machine, wall mounted gas boiler, space for fridge/freezer, space for table and chairs, radiator, part glazed door to;

Stairs to First Floor - Landing

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

Bedroom One

Window to front, radiator, fitted wardrobes.

Bedroom Two

Window to rear, radiator, fitted wardrobes.

Bedroom Three

Window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with Mira shower over and screen, pedestal wash hand basin, low level WC, radiator, obscure glazed window to rear.

Outside

To the front of the property is a detached garage and parking space and an area of low maintenance garden with a side access gate. The rear garden has a patio leading to a lawned area enclosed by fencing.

Detached Garage

With up and over door, power and light.

Services

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

Outgoings

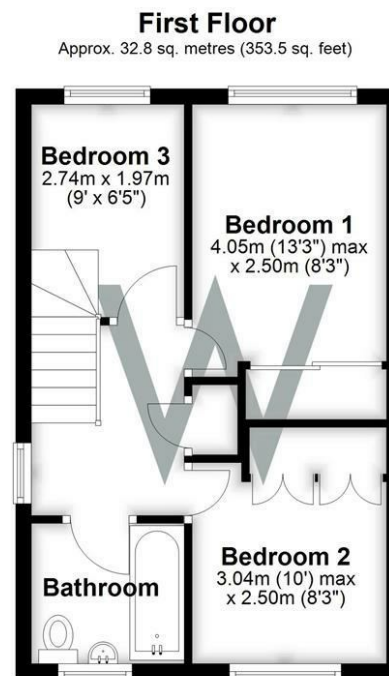
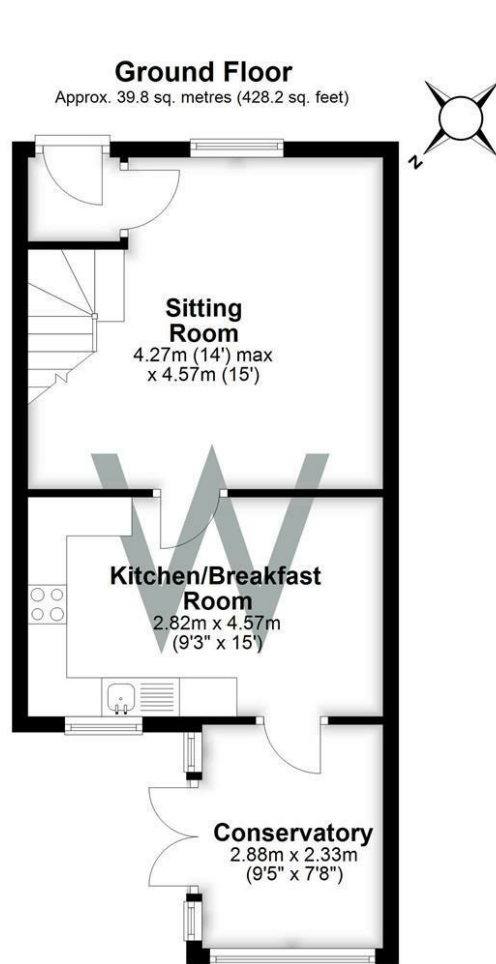
The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

Directions

Leave Salisbury in a southerly direction via Exeter Street and continue forwards at the roundabout on to New Bridge Road. stay in the right hand lane to continue forwards through two sets of traffic lights and turn left at the next two mini roundabouts. Continue in to Woodbury Gardens and the property can be found at the end of a side road on the left hand side.

WHAT3WORDS

What3Words reference is: ///frames.papers.notice



Total area: approx. 72.6 sq. metres (781.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	88
(81-91) B		
(69-80) C		
(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



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

