



14 Halfpenny Road, Harnham, Salisbury, Wiltshire, SP2 8JR

£259,950 Freehold

## **Modern mid terraced house in a great location on the edge of the city, together with garden and parking.**

### **Description**

Situated in a great location on the edge of the city with great dog/walking and easy access to the city via the Town Path as well as local One Stop shop, a modern terrace house with two double bedrooms, bathroom, kitchen, living room, cloakroom and good rear garden. There is a single parking space, gas central heating and double glazing and the house is offered in good order throughout.

### **Property Specifics**

The accommodation is arranged as follows:

### **Entrance Hall**

### **Cloakroom**

Low level wc and wash basin with tiled splashback.

### **Kitchen**

Range of roll-edge work surfaces with base and wall mounted cupboards and drawers. Single drainer sink unit, built in gas hob and electric oven with extractor hood over, plumbing and space for washing machine, space for fridge/freezer, cupboard housing Vaillant gas boiler for central heating and hot water.

### **Living Room**

Stairs to first floor landing, double doors to garden, wood effect laminate flooring.

### **First floor Landing**

### **Bedroom 1**

Built in double wardrobe.

### **Bedroom 2**

Built in wardrobe, cupboard housing gas boiler for heating and hot water.

### **Bathroom**

White suite of panel bath, wc and wash hand basin. Thermostatic mixer shower, wood effect flooring.

### **Outside**

The rear garden is enclosed by timber fencing with rear pedestrian access gate and is designed for easy maintenance with gravel seating areas.

### **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.

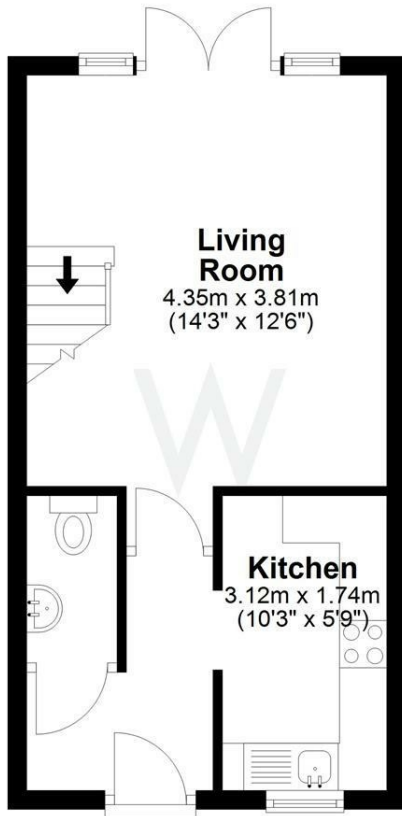
### **Directions**

From Salisbury proceed south and at the Harnham gyratory system turn right onto Harnham Road. Continue into Netherhampton Road, go past the One Stop shop and take the third left into Wellworthy Drive. Bear left, right and right where the property will be seen straight ahead.

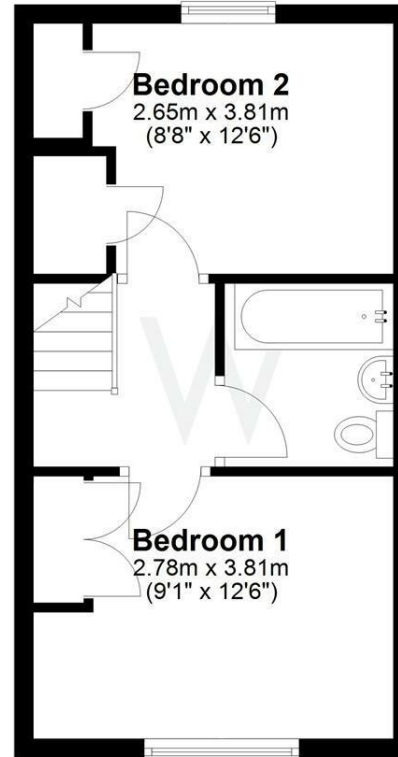
### **WHAT3WORDS**

What3Words reference is: [///button.area.acute](https://www.what3words.com/area////button.area.acute)

**Ground Floor**  
Approx. 28.9 sq. metres (310.7 sq. feet)



**First Floor**  
Approx. 28.9 sq. metres (310.7 sq. feet)



Total area: approx. 57.7 sq. metres (621.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</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>England &amp; Wales</b>	EU Directive 2002/91/EC		

**WHITES**  
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