

Myddelton&Major

Burford Avenue

SALISBURY



22

White-framed bay window with shutters on the upper floor.

White-framed bay window with shutters on the ground floor.

Wooden garden bench.



22 Burford Avenue, Salisbury, Wiltshire, SP2 8AG

- Stylish Period Townhouse
- 2 Bathrooms
- Period Features
- Front and Rear Gardens
- Kitchen/Living/Dining Room
- Permit Parking
- Sitting Room
- Off Road Parking Potential
- 4 Bedrooms
- Popular Residential Area

The Property

22 Burford Avenue is an attractive period townhouse which has been sympathetically extended and refurbished over the years to create well proportioned and stylish accommodation set over three storeys, that is naturally well lit. The property also benefits from far reaching views over the fields to the rear and also of the Cathedral spire.

The front door opens into a welcoming entrance hall which has the stairs to the first floor and doors to all of the ground floor accommodation. The sitting room is a lovely bay fronted reception room with a feature cast iron period fireplace and picture rails. The kitchen and dining room are very much the heart of the home, as they have been opened up to create a space which balances a wonderful open plan flow, whilst retaining an element of natural separation.

On the first floor are three bedrooms, two of which are very good sized double rooms and one with an attractive matching bay window to the front, and the stylishly fitted family bathroom.

On the second floor is another good sized double bedroom, which is currently used as the main bedroom, and a stylishly fitted shower room.

A very stylish and well proportioned period townhouse which has been sympathetically updated to create a welcoming family home.

Tenure: Freehold

Size: 1,412 ft²

EPC Rating: C (75)

Council Tax Band: D



4



2



2



2

Services - All mains services are available. Ofcom suggests speeds of up to 1000mbps and all major mobile networks should have full coverage.

Cathedral 0.7 Miles • Market Square 0.9 Miles • Train Station 1.7 Miles • Hospital 1 Mile

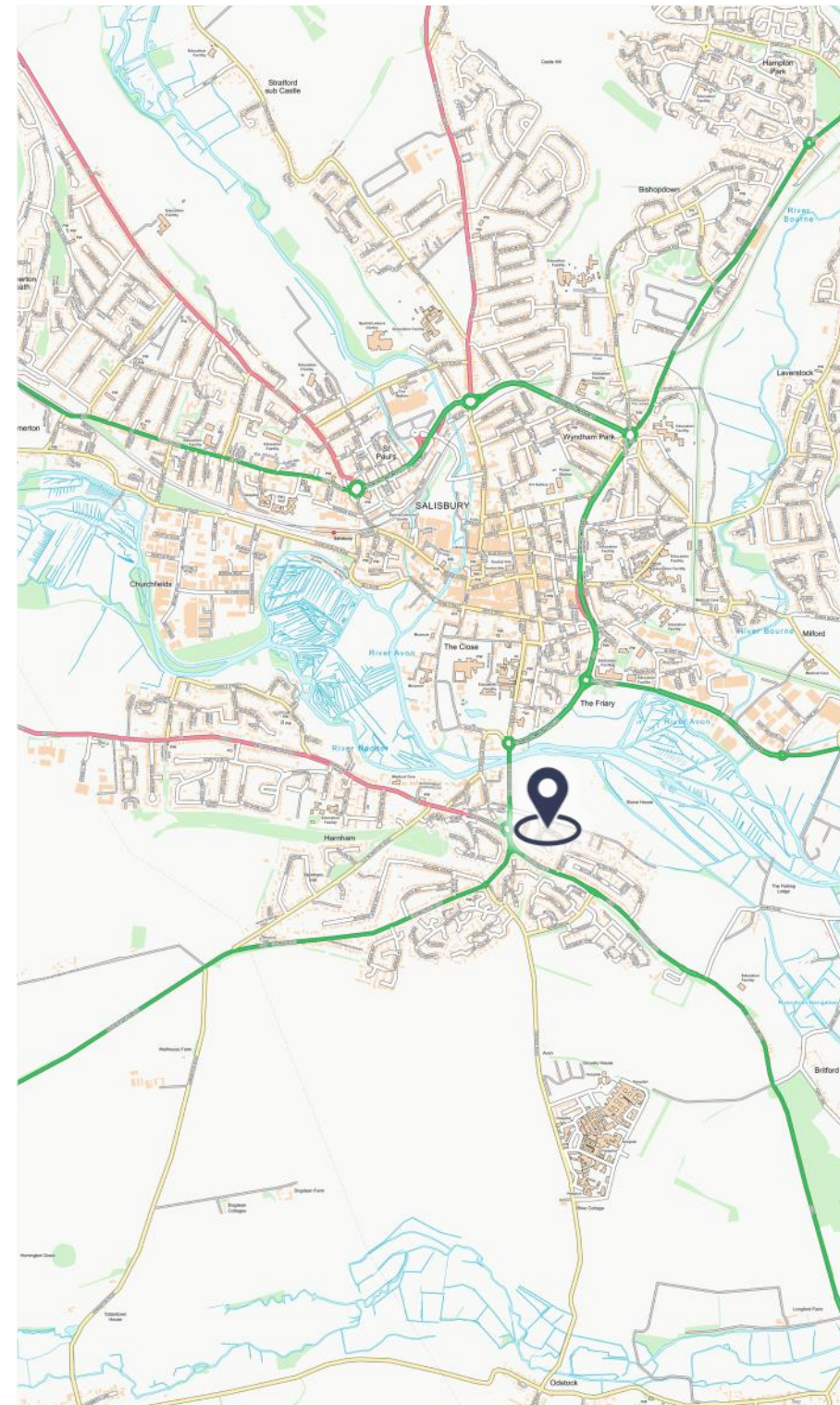


Outside

To the front of the property is an area of garden which has been mainly laid to lawn, with a path leading from the road to the front door, which has been well screened by mature hedging. Immediately to the rear of the property is an area of paved patio, beyond the rear garden has again been mainly laid to lawn with well planted flower beds. There is a rear gate which gives pedestrian access to Britford Lane and space for a garden shed. It is felt that it could be possible to create off road parking for either one or two cars here, if required, with access via Britford Lane.

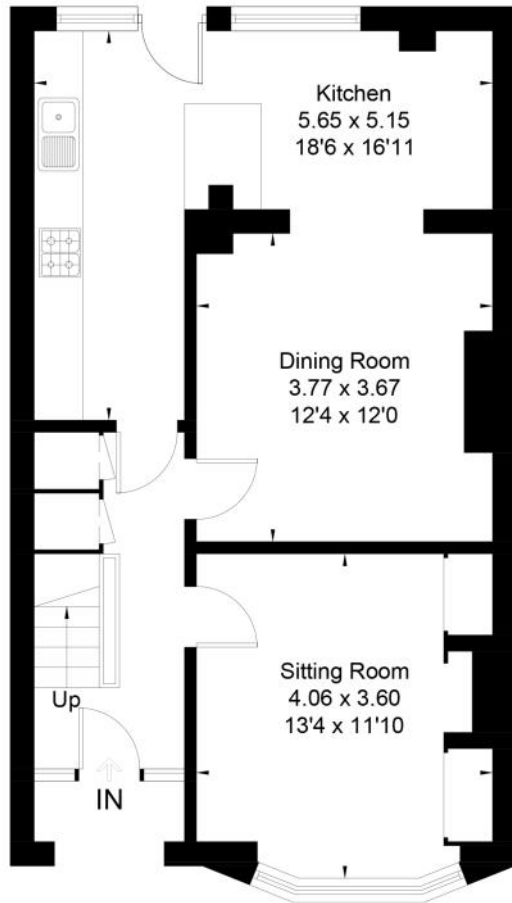
Location

Burford Avenue is a peaceful, highly sought-after residential road in the highly sought-after suburb of Harnham, on the Southern side of Salisbury City Centre. The property is just a stones throw away from Harnham Recreation Ground, The Town Path, Warres Trust Allotments at Parsonage Green, Harnham Community Sports & Social Club and Harnham Infant & Junior School. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.

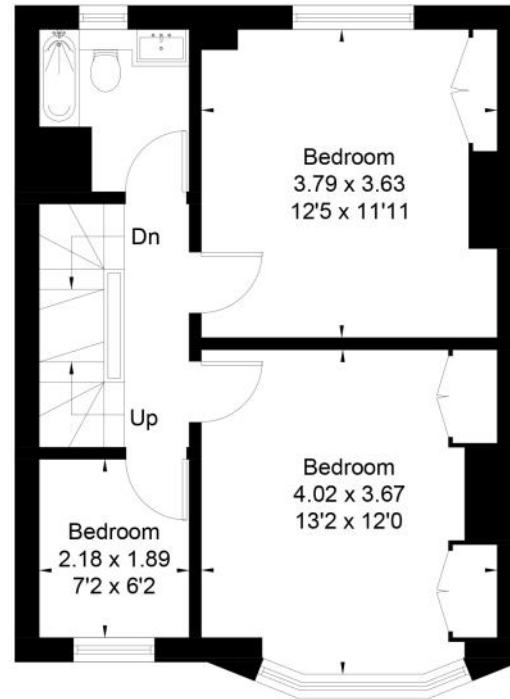





Approximate Floor Area = 131.2 sq m / 1412 sq ft

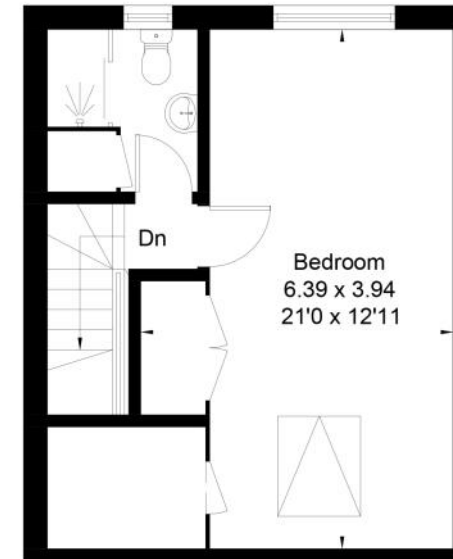


Ground Floor



First Floor

 = Reduced head height below 1.5m



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63197

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