



55 Harnham Road, Salisbury

Myddelton & Major



## 55 Harnham Road, Salisbury, Wiltshire, SP2 8JJ

- 3 Bedroom
- 2 Bathrooms
- Grade II Listed
- Period Features
- 2 Reception
- Garden/ Garage
- Recently Rethatched
- In good decorative order

### The Property

Set in the middle of the gorgeous row of Grade II listed stucco fronted cottages known as the 'Rose and Crown Terrace', Number 55 is a recently rethatched three bedroom period home full of period features and located within easy walking distance of the centre of Historic Salisbury and the stunning Cathedral Close. The ground floor features two good size receptions with sash windows and character fireplaces. The flooring is a mixture of flagstone and stripped timber boards. A modern kitchen, with all integrated appliances, is situated to the rear with views out to the garden and there is a ground floor shower room. Upstairs there are two double bedrooms and a single, all complimented by a family bathroom with an elegant slipper bath. The cottage benefits from gas central heating.

### Outside

Set up from the pavement, the front of the property is absolutely charming and features a stunning newly thatched porch and small graveled garden ready for a new buyer to put their stamp on. The main garden is laid to lawn and bounded by timber fencing, to the rear there is a single garage ready for upgrading and possible conversion subject to the usual consents. (*lapsed consent was granted for 'Demolition of existing garage and construction of new garage with home office above', S/2007/1034*)

### Location

55 Harnham Road is situated 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.

A notable and rare Grade II listed three bedroom thatched terrace house with a garden and garage set on the edge of the old city.

Tenure: Freehold

Size: 1017 ft<sup>2</sup>

EPC Rating: (Listed G2)

Council Tax Band: C



3



2



2



1

**Services** - All mains services are connected, Ofcom suggested broadband speeds of up to 1000 mbps.

Train Station 1.2 Miles

• Market Square 0.9 Miles

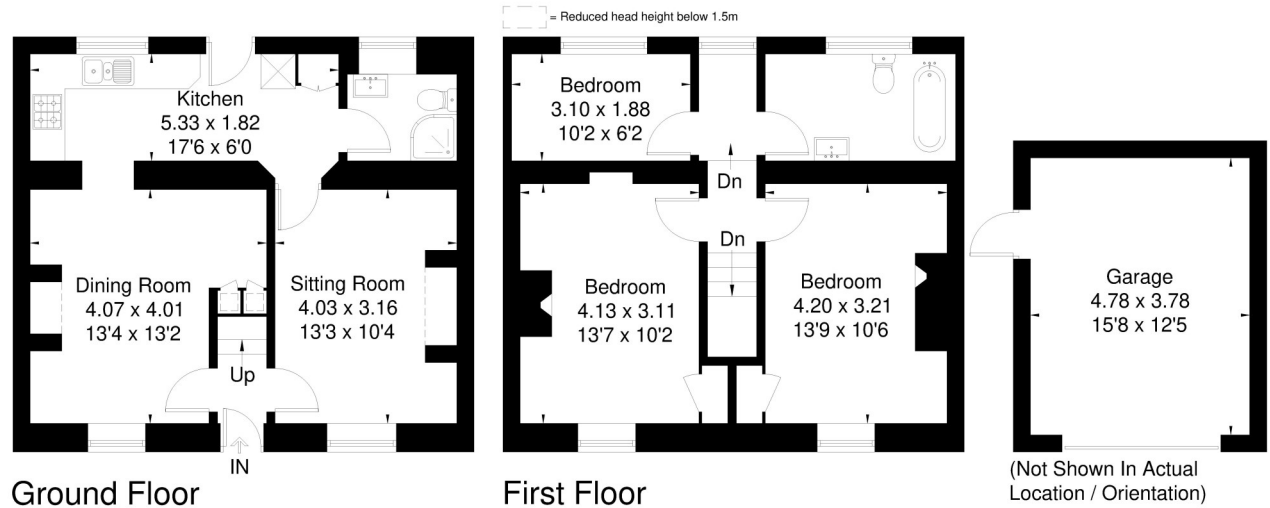
• Hospital 1.1 Miles

• Cathedral 0.5 Miles





Approximate Floor Area = 94.5 sq m / 1017 sq ft  
 Garage = 18.2 sq m / 196 sq ft  
 Total = 112.7 sq m / 1213 sq ft



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 #67965

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