

Myddelton&Major

15 Constable Way

HARNHAM



1758





15 Constable Way, Harnham, Salisbury, Wiltshire, SP2 8LN

- Detached House
- Well Presented
- 3 Bedrooms
- Kitchen
- Sitting Room; Dining Room
- Utility Room
- Detached Garage
- South Facing Garden
- No Onward Chain
- Nearly Finished Refurbishment

The Property

15 Constable Way is a well proportioned detached house built of red brick and reconstituted stone elevations beneath a tiled roof, which has been the subject of a programme of improvement under the current owner. Whilst the property provides well presented and naturally well lit accommodation, it is felt that an incoming purchaser could complete the improvements and possibly extend, subject to the necessary consents.

On the ground floor an entrance porch gives access to the hallway, with the stairs to the first floor and a cloakroom. Doors give access to the sitting room and also to the kitchen, which has been newly fitted with a good range of modern, handleless fitted units, smart tiling and integrated appliances including a double oven, microwave and electric hob. The sitting room and the dining room both are double aspect with the main windows overlooking the south facing rear garden and have attractive wood block flooring. The reception rooms are separated by way of sliding doors, allowing an open plan feel whilst retaining the ability to be more enclosed. The utility room, with a door to the rear, rounds off the ground floor accommodation.

On the first floor are three double bedrooms, with two having built in wardrobes, a family bathroom and a separate cloakroom.

A naturally well lit, presented and proportioned detached house, in a popular part of Harnham.

Tenure: Freehold

Size: 1,195 ft²

EPC Rating: D (67)

Council Tax Band: E



3



2



1



4

Services - All mains services are available. Ofcom suggests broadband speeds of up to 1,000Mbps are available.

Train Station 0.8 Miles (walking) • Market Square 1.1 Miles • Salisbury Hospital 1.8 Miles • Ringwood 16.9 Miles

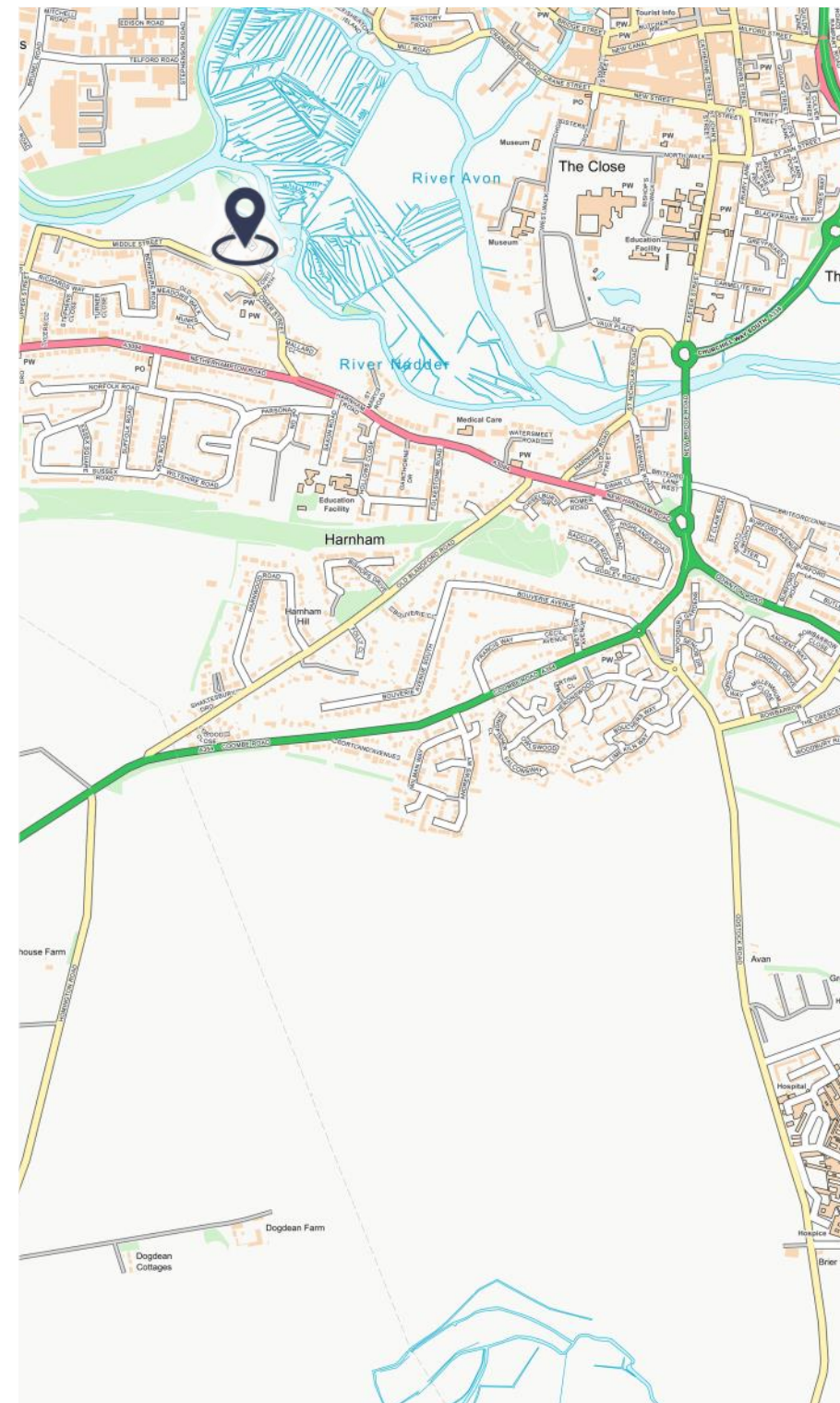


Outside

To the front of the property is a good sized brick paved driveway providing off road parking for a number of cars, which leads to the detached double garage (with electric power, light and electric up and over door). As the property is set well back within its plot, the front garden is fairly sizeable and mainly laid to lawn with deep beds containing mature shrubs and flowering plants. A set of steps give pedestrian access to Constable Way. A wooden gate, set between the garage and the house, leads to the rear and again the south facing rear garden has been mainly laid to lawn, with deep borders containing mature shrubs and flowering plants, and has been enclosed with a mixture of brick walls and close boarded fencing. There are two areas of paved terrace providing plenty of external sitting and dining options.

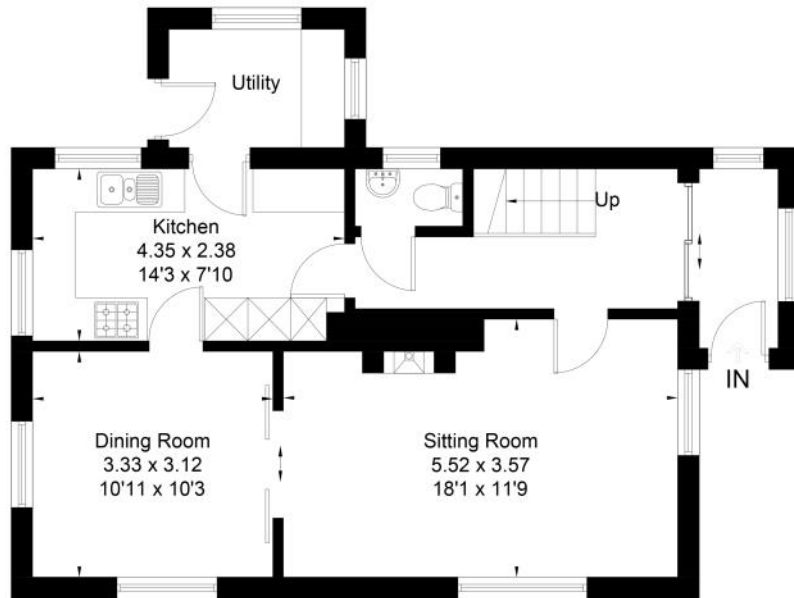
Location

Set in a peaceful residential cul-de-sac, at the very end, on the south-western side of the cathedral city within the highly sought-after area of Harnham. The city center is easily accessible by public transport or on foot via The Town Path, which which leads across Constables' water meadows to the edge of Salisbury's Medieval city centre and the iconic Cathedral Close. The property is just a stones throw away from Harnham Recreation Ground, Harnham Community Sports & Social Club and Harnham Infant & Junior School. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, multiple restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo.

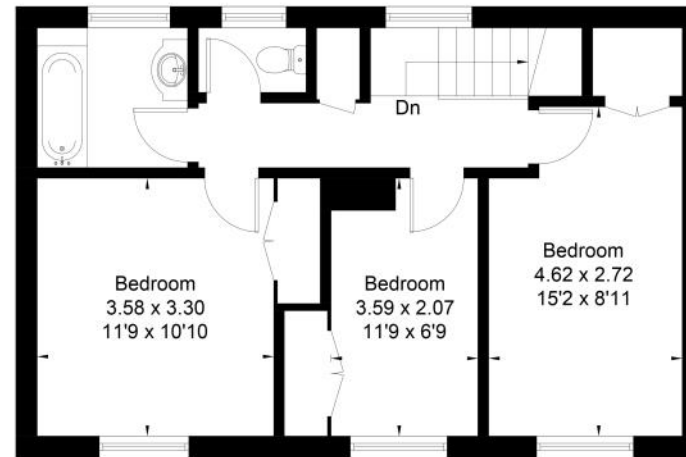




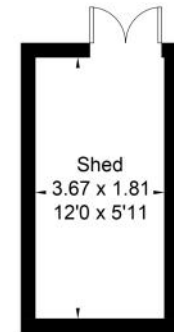
Approximate Floor Area = 111.0 sq m / 1195 sq ft
 Garage = 16.4 sq m / 176 sq ft
 Total = 127.4 sq m / 1371 sq ft (Excluding Shed)



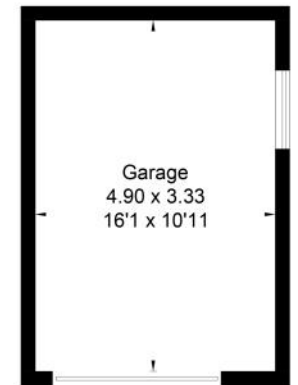
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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 #72710

Disclaimer Notice

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