

Myddelton&Major

32 Bouverie Avenue

SALISBURY





32 Bouverie Avenue, Harnham, Salisbury, SP2 8DU

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Popular Location
- One Careful Owner
- Woodblock Parquet Flooring
- Garage and Off Road Parking
- Large Garden
- Potential to Extend
- Underfloor Heating

The Property

Built of brick elevations beneath a tiled roof in 1964 and having been in the same ownership throughout, 32 Bouverie Avenue is a unique property that offers tremendous potential for an incoming purchaser to start a new chapter. The house has been well designed with well proportioned accommodation and large windows which let in plenty of natural light. It is felt that there is plenty of scope to extend and renovate, subject to the necessary consents.

The front door opens into a welcoming hallway which gives access to all of the ground floor accommodation. The sitting room is located to the front of the property, with a large window looking out to the front garden. The dining room and kitchen are both at the rear of the property, the kitchen is well laid out, with plenty of storage, lovely views and access to the rear garden and a hatch connecting to the dining room. This has floor to ceiling wood panelling and sliding doors opening onto a covered patio area and the rear garden. There is electric underfloor heating throughout the ground floor, and the majority of the ground floor has excellent woodblock parquet flooring.

Upstairs the main bedroom is a well appointed double bedroom with dual aspect windows, and it is felt that part of this room could be easily converted to create an en suite, if required. Bedroom two is again a good sized double bedroom and a large, single bedroom, with built in storage.

A unique, three bedroom detached family home, with off road parking, garage and underfloor heating, set in the popular suburb of Harnham.

Tenure: Freehold

Size: 1,215 ft²

EPC Rating: F (35)

Council Tax Band: E



3



2



1



4

Services - All mains services are available. Electric heating. Ofcom suggests broadband speeds of up to 1000Mbps and most major mobile networks should have full coverage.

Market Square 1.2 Miles • Train Station 1.6 Miles • Hospital 0.8 Miles • Cathedral 0.9 Miles

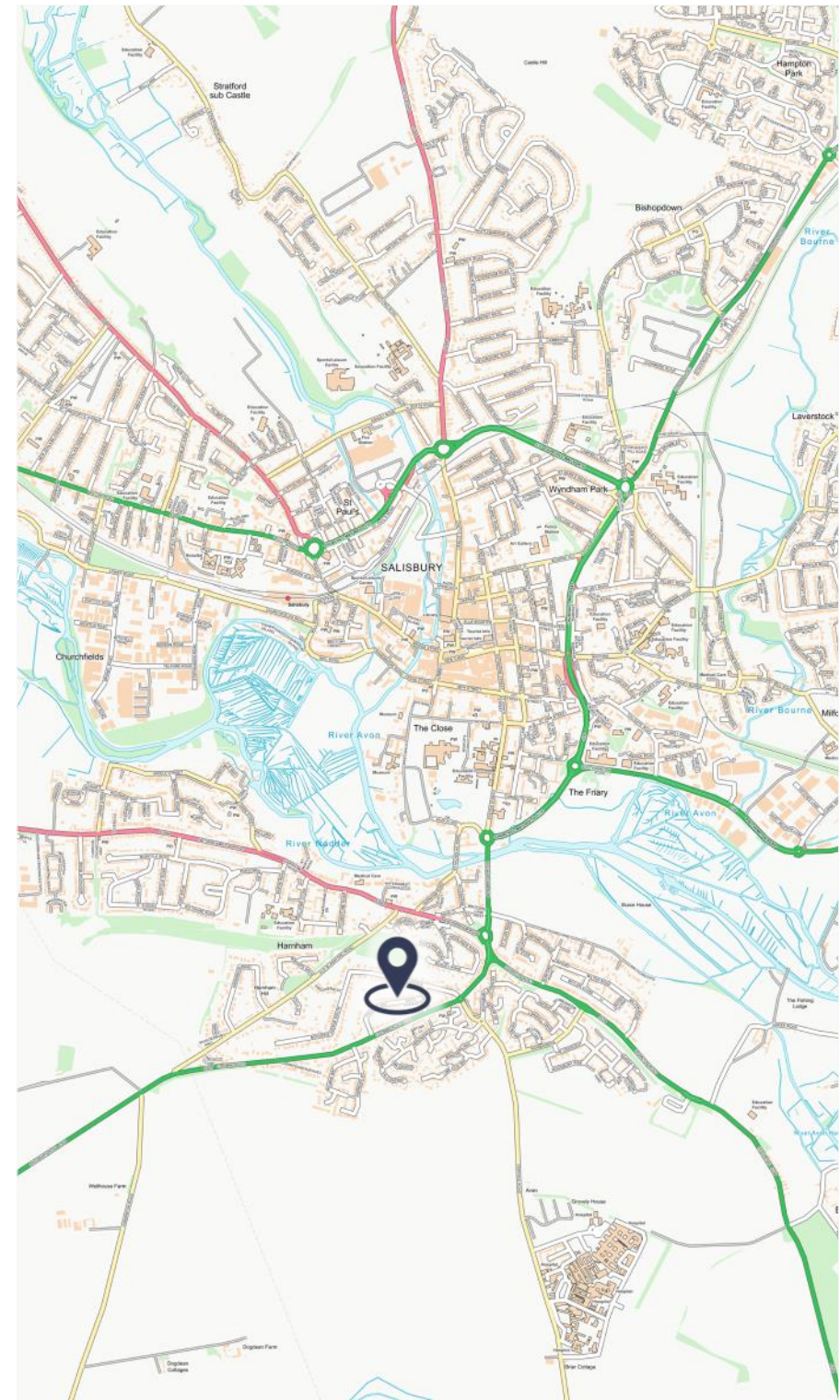


Outside

32 Bouverie Avenue is centrally located within its plot and accordingly there is a deep front garden which has been mainly laid to lawn with deep beds containing mature shrubs, flowering plants and trees. A long driveway leads to the single garage (which has an up and over door and personnel door at the rear, electric power and light), providing plenty of off road parking. To the rear of the property is a large garden which again has been mainly laid to lawn with deep beds containing mature shrubs, flowering plants and trees. At the end of the garden is a densely planted area, creating a 'secret garden' with space for a large shed. The gardens provide plenty of interest throughout the year and would equally suit a keen gardener with plenty of space for fruits and vegetables etc, family or those wanting a slightly less high maintenance garden.

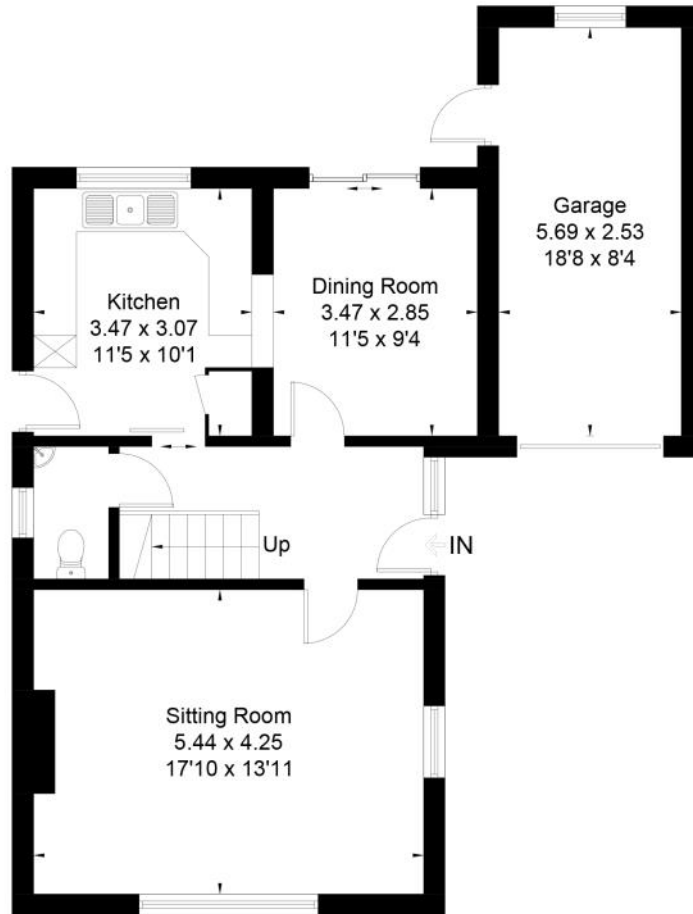
Location

32 Bouverie Avenue is situated in the highly sought-after suburb of Harnham, on the Southern side of Salisbury City Centre. The property is just a stone's 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.

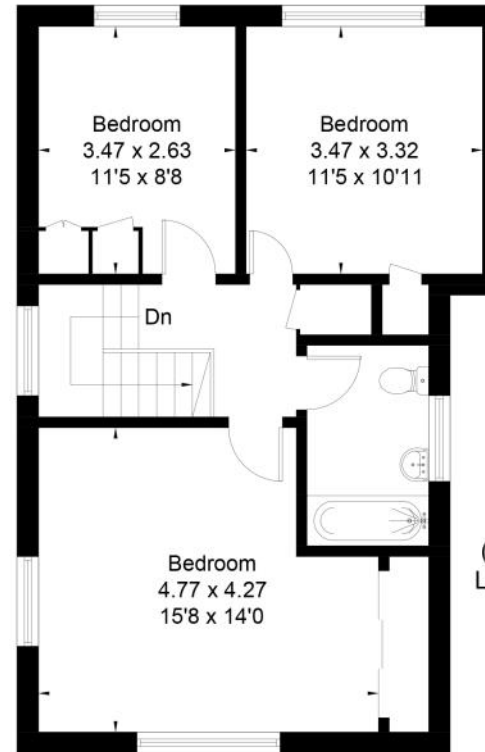




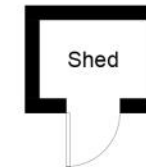
Approximate Floor Area = 112.9 sq m / 1215 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 127.5 sq m / 1372 sq ft (Excluding Shed)



Ground Floor



First Floor



(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 #72908

Disclaimer Notice

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