

27 Berkshire Road
Salisbury





A well-proportioned two-bedroom detached bungalow, built in the early 1970s, situated in a popular residential area of Harnham.

27 Berkshire Road, Salisbury
Wiltshire, SP2 8NY

Guide Price:
£400,000



1



2/3



3



1

- Detached Bungalow
- 2-3 Bedrooms
- UPVC Windows
- Gas Fired Central Heating
- Garage & Driveway
- Front & Rear Gardens
- Nearby Amenities
- Popular Residential Location
- Nearby Access to the Town Path
- Close to Lovely Walks/Water meadows

The Property

A canopy porch leads to the front entrance hall, which includes a very useful walk-in storage cupboard. From the hall, there is access to the dual-aspect living room, offering plenty of natural light. A doorway from the living room leads into the inner hallway, which connects to the kitchen, both bedrooms, the bathroom, and a study. The hallway also features a hatch to a useful loft storage space with a fold-away ladder, as well as an airing cupboard housing the immersion tank.

The kitchen is a generously sized, dual-aspect room with a side door providing external access. It is fitted with modern wall and floor units with handmade wooden doors, roll-edge work surfaces, and tiled splashbacks. Appliances include a double oven, electric hob with filter hood above, and space for a washing machine. A modern gas boiler is also installed, and the room is finished with practical vinyl flooring.

There are two double bedrooms, both located at the rear of the property, enjoying pleasant views over the garden. The family bathroom is fitted with a white suite comprising a panelled bath with an over-bath shower, a pedestal wash hand basin, and a WC, with fully tiled walls throughout.

What was formerly the third bedroom has been converted into a study, providing a useful and flexible workspace. This room leads through to the conservatory, which is glazed on two sides and features French doors opening onto the rear garden.

Services - All mains services are connected. Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

Tenure

Freehold

EPC Rating

67 (D)

Outgoings

Council Tax Band: D

Size

1160sqft (total)





Outside

To the front of the property, a herringbone-pattern driveway provides off-road parking for two, possibly three vehicles, and leads to a single garage with an up-and-over door, power, and light connected. To the right of the garage, a pathway leads past a useful externally accessed storage room, also with power and light. The path continues to the front door and provides gated side access to the rear garden. There is also access along the opposite side of the property.

The remainder of the front garden is mainly laid to lawn, complemented by attractive flower beds, shrub borders, and mature planting.

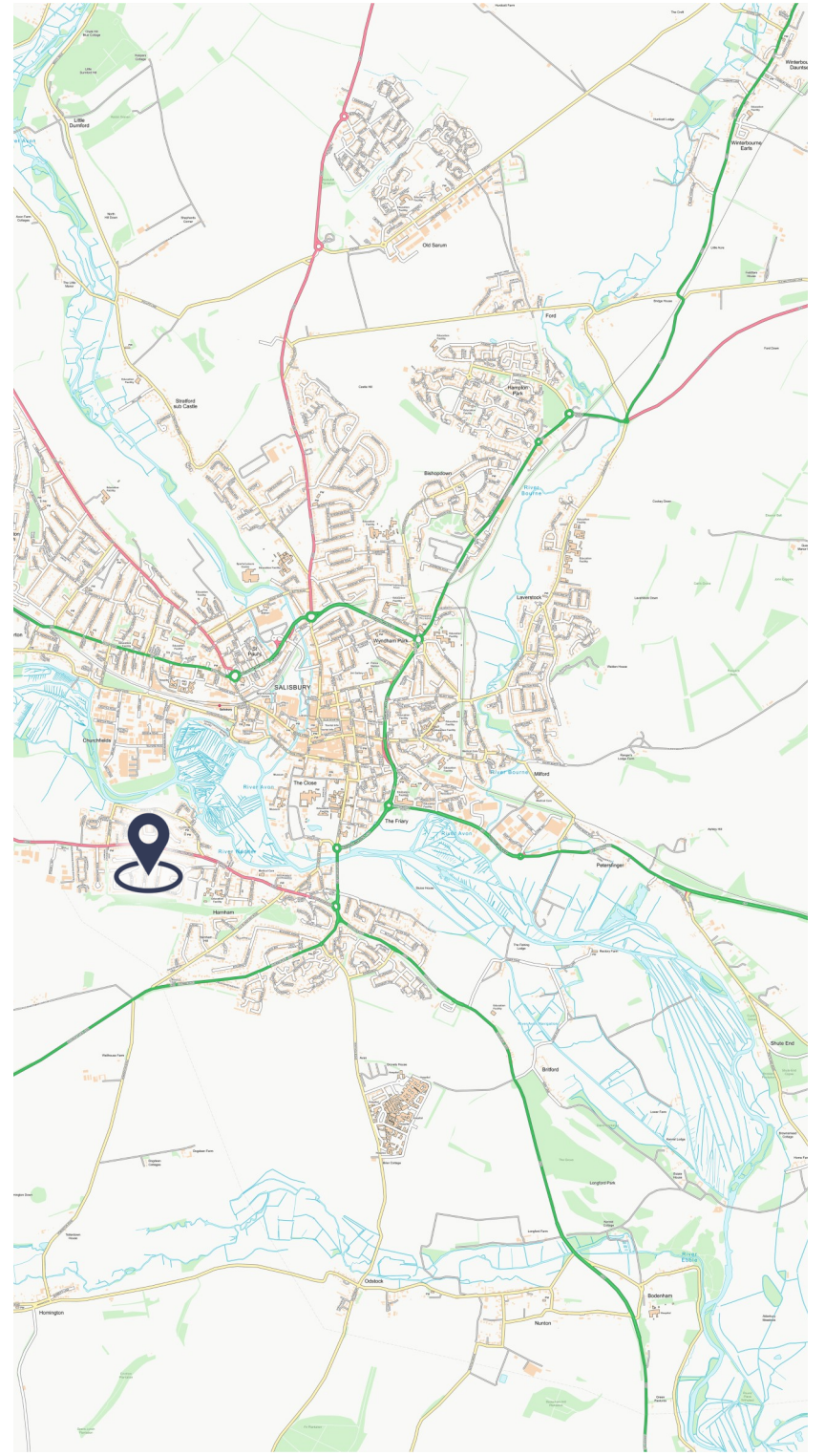
The enclosed rear garden features a continuation of the herringbone pathway, forming a terrace area adjacent to the conservatory—ideal for outdoor seating. The rest of the garden is mainly laid to lawn with a range of flower and shrub borders, mature shrubs, and trees. Additional features include a useful garden shed and a greenhouse.



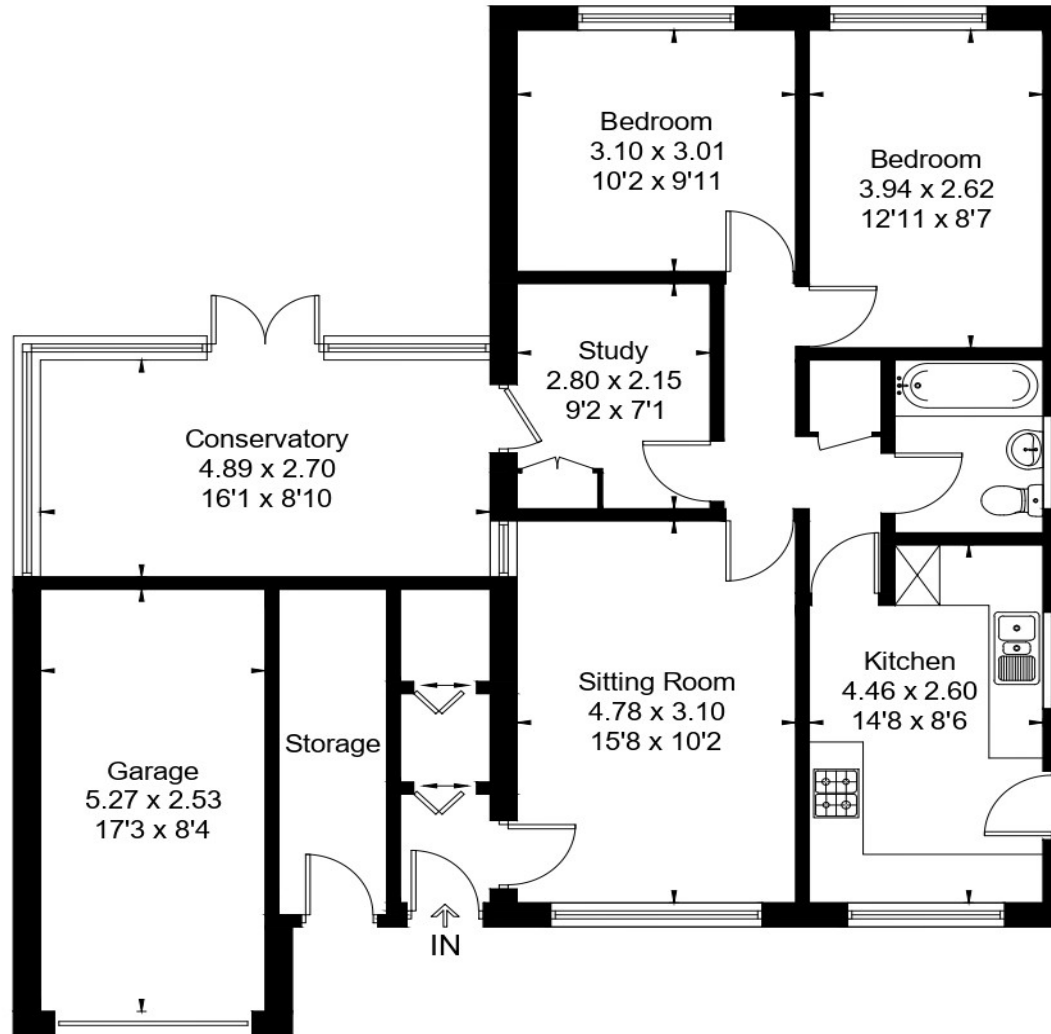
Location

The property is located in the sought-after residential area of Harnham, on the southern edge of Salisbury. This desirable location offers excellent access to scenic walks, including the popular Harnham Town Path, which leads directly into the city centre. The historic city of Salisbury provides a comprehensive range of amenities, including supermarkets, high-street shops, a twice-weekly market, and a wide selection of restaurants, pubs, bars, and cafés. Cultural attractions include a theatre, arts centre, and cinema. Salisbury is well-regarded for its excellent educational facilities, both state and independent. These include Bishop Wordsworth's School, South Wilts Grammar School, Godolphin School, and Leehurst Swan.

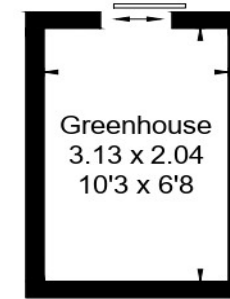
Leisure and recreational opportunities are abundant, with the nearby Five Rivers Leisure Centre, private gyms, a golf club, and local recreation grounds. Salisbury train station offers direct rail links to London Waterloo and the West Country. The city is also well-connected by road, with convenient access to Southampton, Bournemouth, and the New Forest.



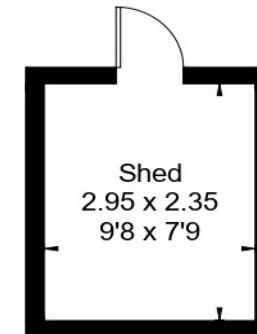
Approximate Floor Area = 83.3 sq m / 897 sq ft
Garage = 13.1 sq m / 141 sq ft
Outbuilding = 11.3 sq m / 122 sq ft
Total = 107.7 sq m / 1160 sq ft



Ground 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 #99479

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