

25 Ayleswade Road  
Harnham/Salisbury



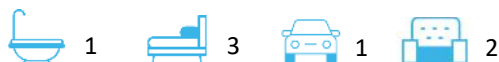




## A fabulous opportunity to own a three bedroom house with garage in a sought after location

25 Ayleswade Road,  
Harnham, Salisbury, SP2 8DW

Guide Price:  
£375,000



- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Renovation Opportunity
- Outside Storage

- Enclosed garden
- Garage
- Walking Distance into Town
- Close to the Cathedral
- No Onward Chain

### The Property

The property is approached via steps leading to an open porch with the front door opening into the hallway and has under stairs storage. Off the hallway is a large open-plan living and dining room, featuring a front-facing bay window and patio doors overlooking the rear garden. The room benefits from high ceilings and two fireplaces, creating a bright and spacious feel. While the property would benefit from some updating, it offers excellent potential for generous and flexible living space.

The galley kitchen is towards the rear of the property and has fitted matt cream doors and light wood effect melamine over and under counter units, finished with a grey flecked roll top laminate worktop and stainless steel sink, the flooring is quarry tiled. There is an integrated extractor hood, induction hob and waist-height electric Neff double oven. To the very rear of the property is a cloakroom, which completes the ground floor.

Upstairs there are two double sized bedrooms with fitted wardrobes offering great storage solutions.

There is a smaller bedroom to the front of the property which could be used as a nursery or a study/office.

The bathroom is generously sized and has white sanitary ware and a corner shower cubicle, the space could be re-configured to accommodate a bath is required.

The property is heated via gas central heating.

**Services** - All mains connected, Gas Central Heating. Ofcom suggest good mobile coverage with most mobile network providers and Ultrafast broadband is available.

### Tenure

Freehold

### EPC Rating

C (69)

### Outgoings

Council Tax Band: C

### Size

1163sqft (total)













## Outside

There is a very useful brick built workshop with mains electricity, which could be converted into a home office.

The garden is thoughtfully arranged, featuring astroturf for low maintenance enjoyment, a charming pathway leading to the end of the garden where there is a shed and gated access to the garage.

A delightful patio area provides the perfect spot for outdoor seating, complemented by mature shrubs and well-established borders that create a pleasant outdoor space.

## Location

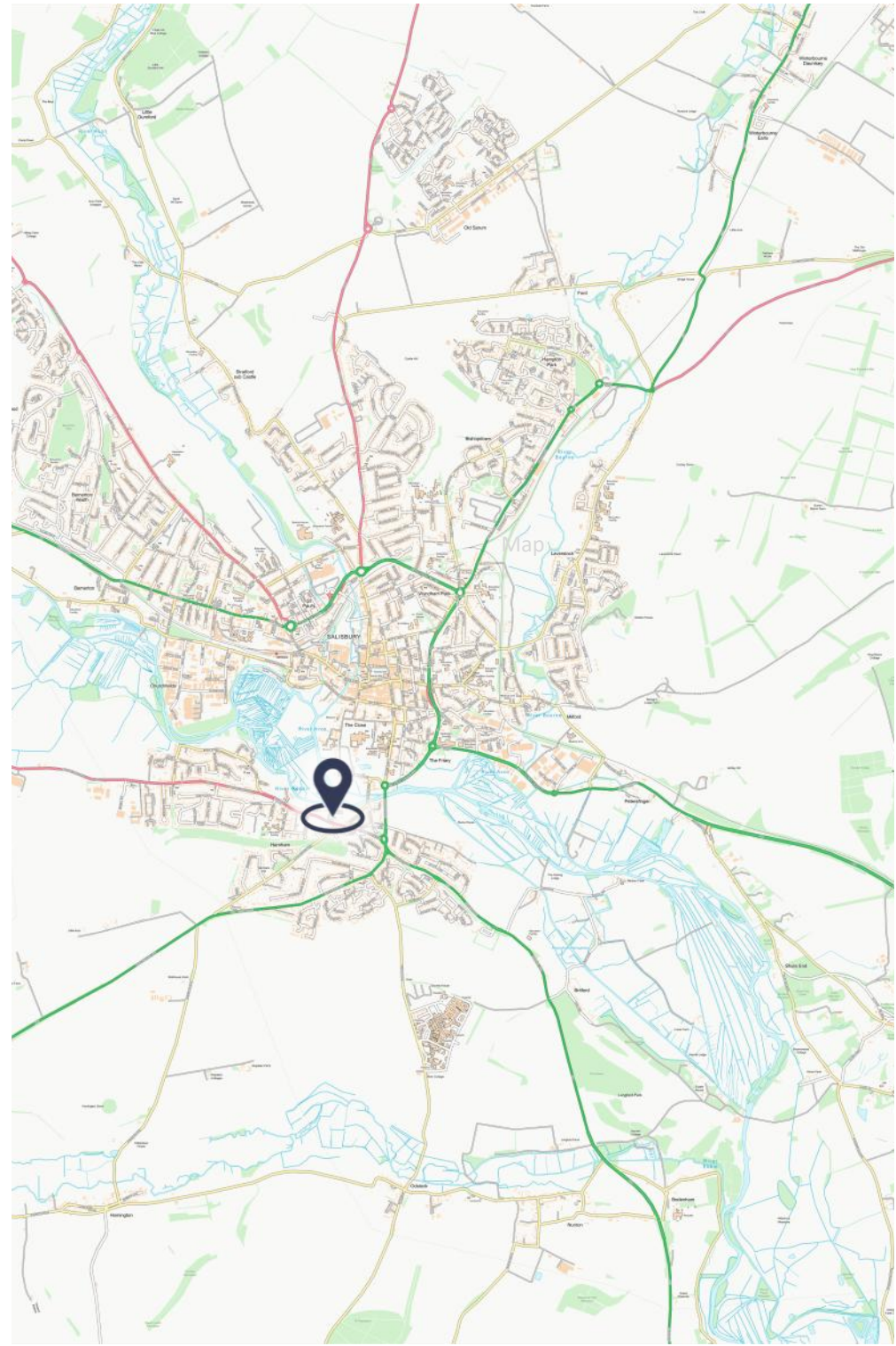
The property is located just over the River Avon from the Cathedral Close in a pretty suburb of Harnham. From here it is a level and attractive walk through the Cathedral Close to the city centre, whilst also being moments away from a number of Harnham's local amenities.



Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are excellent road links to London and the West Country, Southampton and Bournemouth, and direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station, which is only one mile away from the property.









Approximate Floor Area = 95.5 sq m / 1028 sq ft  
 Garage / Storage = 20.4 sq m / 219 sq ft  
 Total = 115.9 sq m / 1247 sq ft  
 (Excluding Shed)



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 #101026

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