

**ESTATE AGENTS**



**John Jeffery  
of Salisbury**

Residential and Commercial Agents  
Residential Letting and Managing  
Agents

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**A WELL MAINTAINED MODERN FOUR BEDROOM DETACHED HOUSE SITUATED IN AN ELEVATED POSITION IN A FAVOURED RESIDENTIAL AREA CLOSE TO SALISBURY DISTRICT HOSPITAL WITH CONSERVATORY, GARAGE AND DRIVEWAY PARKING**



**17 Millennium Close, Harnham, Salisbury, Wiltshire SP2 8TB**

**£570,000 FREEHOLD**

These particulars are intended to give a fair description of the property. They do not however constitute an offer of contract. The vendor, his Agent John Jeffery of Salisbury and persons in their employ do not give any warranty whatsoever in relation to this property and all statements as to the property are made without responsibility. Any intending purchaser must satisfy himself as to the correctness of the particulars

### **The Property:**

A generously proportioned and well-arranged detached family house located in an elevated position overlooking a central green with far reaching views towards the Cathedral and Old Sarum. This modern property, which has been well maintained but would benefit from some updating, comprises a porch, entrance hall, living room with bay window, dining room, conservatory, kitchen/breakfast room, utility and cloakroom on the ground floor. The first floor has a master bedroom with an ensuite shower room, three further double bedrooms and a family bathroom which can also be accessed from Bedroom 2. The property benefits from PVCu double glazing, gas fired central heating, excellent storage, an integral garage, driveway parking and gardens to the front and rear.

### **The Situation:**

Millennium Close is located in the highly sought-after Rowbarrow area on the edge of Harnham on the southern side of the City close to Salisbury District Hospital and within walking distance of the City Centre. There are excellent local amenities including a Marks and Spencer Express Store, Petrol Station, Nisa General Store, a range of schools, public houses and recreation areas. Although easily accessible on foot, there is a regular bus service to the City Centre with its wider range of shopping, educational and leisure facilities including a Multi-Screen Cinema, Playhouse Theatre, Leisure Centre and mainline Railway Station serving London (Waterloo) and the West Country.

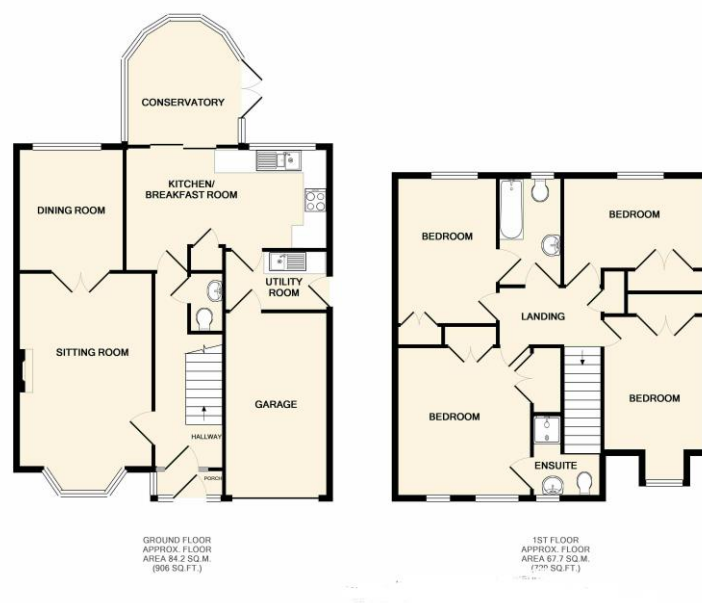
|                            |                                                                                                                                  |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b><u>VIEWING:</u></b>     | Strictly by appointment with the Vendor's Sole Agents, John Jeffery of Salisbury, Tel: (01722) 335337.                           |
| <b><u>SERVICES:</u></b>    | All mains services are connected to the property.                                                                                |
| <b><u>COUNCIL TAX:</u></b> | The Local Authority has advised that the property falls within Band E and the charge for the year 2025/26 amounts to £2, 986.00. |
| <b><u>POSSESSION:</u></b>  | Vacant possession upon completion of the sale. The Vendor is not in a chain.                                                     |

The property is approached across a paved driveway to a front door with inset glazed panel to:

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>PORCH:</u></b>                       | Glazed panels adjacent to front door, tiled floor, door to:                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b><u>ENTRANCE HALL:</u></b>               | Radiator, stairs to first floor, useful open under stairs storage area, doors to kitchen and cloakroom, door to:                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b><u>LIVING ROOM:</u></b>                 | 5.18m x 3.55m (17'0" x 11'08")<br>Bay window to front elevation; two double panel radiators, ornamental fire place with inset living flame gas fire, double doors to:                                                                                                                                                                                                                                                                                                                                                       |
| <b><u>DINING ROOM:</u></b>                 | 3.28m x 2.95m (10'09" x 9'08")<br>Window to rear elevation overlooking the garden, single panel radiator, door to:                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b><u>KITCHEN/<br/>BREAKFAST ROOM:</u></b> | 3.20m x 5.31m (10'6" x 17'05")<br>Window to rear elevation overlooking the garden; fitted with range of base and matching wall mounted units; space and plumbing for a dish washer; space for a fridge/freezer; inset one and a half bowl sink and drainer with mixer tap; built-in Bosch electric oven; 4-ring gas hob with extractor over; granite effect work surfaces extending into breakfast bar, tiled floor and splashbacks, deep shelved storage cupboard. Door to Utility Room and glazed sliding patio doors to: |
| <b><u>CONSERVATORY:</u></b>                | 3.53m x 3.23m (11'07" x 10'07")<br>Glazed panels above exposed brick walls to three elevations, double doors to garden, tiled floor, central light and fan.                                                                                                                                                                                                                                                                                                                                                                 |
| <b><u>UTILITY ROOM:</u></b>                | 2.60m x 1.60m (8'06" x 5'03")<br>Single panel radiator; space and plumbing for a washing machine, space for a tumble dryer, inset stainless steel sink, door to side elevation, door to Garage.                                                                                                                                                                                                                                                                                                                             |
| <b><u>CLOAKROOM:</u></b>                   | Single panel radiator; low level w.c. pedestal wash hand basin; tiled splash backs, Newlec extractor fan.                                                                                                                                                                                                                                                                                                                                                                                                                   |

## FIRST FLOOR

- LANDING:** Door to airing cupboard housing the Powermax gas fired boiler, hatch to boarded loft space, doors to all bedrooms and Family Bathroom.
- MASTER BEDROOM 1(F):** 3.97m x 3.62m (13'0" x 11'11")  
Two windows to front elevation; radiator; two pairs of double doors to built-in wardrobes door to:
- EN-SUITE SHOWER.** Obscure window to front elevation; heated towel rail; shower cubicle; low level w.c. and pedestal wash hand basin; part tiled walls; extractor fan.
- BEDROOM 2(R):** 3.89m x 2.75m (12'09" x 9'0")  
Window to rear elevation; single panel radiator; double doors to built-in wardrobe, range of fitted wardrobes and drawers with bed recess, door to:
- FAMILY BATHROOM:** Obscure double glazed window to rear elevation; single panel radiator, fitted suite comprising a panelled bath with shower over; pedestal wash hand basin and low level w.c; extractor fan; part tiled walls.
- BEDROOM 3 (R):** 3.74m x 2.47m (12'03" x 8'01")  
Window to rear elevation overlooking the garden, single panel radiator, double doors to fitted wardrobe.
- BEDROOM 4 (F):** 4.43m x 2.60m (14'06" x 8'06") plus window recess  
Dormer window to front elevation with far reaching views to the Cathedral and Old Sarum, single panel radiator, double doors to fitted wardrobe.

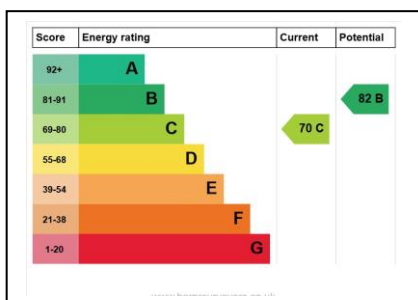


## OUTSIDE

To the **front** of the property is a lawned garden and a paved driveway giving access to the property and the **integral garage** with up and over door, power and light. A side pedestrian gate gives access to the **rear** of the house and a **fully enclosed garden** measuring approximately 13.10m x 9.60m (43'0" x 31'06"). The garden is mainly laid to lawn with a secluded **patio area** and mature borders.

## DIRECTIONS

Leave the City Centre along Exeter Street and take the second exit off the roundabout onto New Bridge Road (A338). Take the left hand lane going through the traffic lights and bearing left into Downton Road. At the second set of traffic lights turn right into Rowbarrow and then second right into Millennium Close. Turn right almost immediately at the T Junction and the house will be found on the right hand side.



#### **MORTGAGE SERVICES:**

We will be happy to assist with your mortgage if required. Our mortgage advisers are able to offer personal, independent and confidential advice from various schemes currently available.

#### **NOTE:**

We would like to point out to potential buyers that these property details have been prepared as a general guide. The services, appliances and fittings have not been tested, and room sizes given should not be relied upon for carpets and furnishings.

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