

ESTATE AGENTS

**John Jeffery
of Salisbury**

Residential and Commercial Agents
Residential Letting and Managing
Agents

01722 335337

Email : properties@johnjeffery.co.uk

**AN IMPOSING, WELL PROPORTIONED SEMI-DETACHED
EDWARDIAN HOUSE OFFERING AN EXCITING OPPORTUNITY TO
IMPROVE AND MODERNISE WHILST MAINTAINING
A WEALTH OF PERIOD FEATURES**



19 Burford Road, Harnham, Salisbury, Wiltshire SP2 8AN

£475,000 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 well proportioned, Edwardian semi-detached house which retains many interesting and period features providing the opportunity to refurbish and create a stylish family home. The versatile accommodation includes a generous reception hall, elegant living room, dining room/study with access to the garden, dining/breakfast room, kitchen, cloakroom and walk-in pantry on the ground floor and four bedrooms and a shower room on the first floor. The windows have been UPVC double glazed and night storage heaters have been installed in some of the rooms. Gas is connected to the property. To the front of the property there is a small walled and hedged front garden and side access to the delightful rear garden, which offers a good degree of privacy and is mainly laid to lawn with well stocked mature beds, borders and fruit trees.

The Situation:

The house is situated in one of the more favoured areas of the City on the southern side of Harnham close to Salisbury District Hospital and within walking distance of the City Centre. There are excellent local amenities including a Marks and Spencer outlet, Petrol Station, Nisa General Store, a range of schools, public houses, recreation areas and extensive countryside walks. 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.

<u>VIEWING:</u>	Strictly by appointment with the Vendor's Sole Agents, John Jeffery of Salisbury, Tel: (01722) 335337.
<u>SERVICES:</u>	All mains services are connected to the property.
<u>COUNCIL TAX:</u>	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.
<u>POSSESSION:</u>	Vacant possession upon completion of the sale. The Vendor is not in a chain.

The property is approached through a pedestrian gate, across a mosaic tiled path to a glazed UPVC door to:

<u>ENTRANCE PORCH:</u>	Quarry tiled floor and inner timber front door with period stain leaded glass inset and surround.
<u>ENTRANCE HALL:</u>	L-shaped with original central ornamental arch, stairs with banister and cupboard beneath, original architraves, picture rails and high skirting boards. Doors to Dining Room, Pantry, Breakfast Room and door to:
<u>SITTING ROOM:</u>	5.03m x 4.37m (16'06" x 14'04") into bay Box bay window to front elevation; feature curved wall, night storage heater, original architraves, picture rails and high skirting boards, tiled fireplace.
<u>DINING ROOM: STUDY:</u>	4.07m x 3.19m (13'04" x 10'05") Double doors to garden with windows over, tiled fireplace, original architraves, picture rails and high skirting boards.
<u>DINING/ BREAKFAST ROOM:</u>	4.19m x 2.98m (13'08" x 9'09") Two windows to side elevation, night storage heater, built-in storage and drawer unit, useful shelved chimney recess, picture rails, door to:
<u>KITCHEN:</u>	3.36m x 2.98m (7'09" x 9'09") Window to side elevation, fitted with range of base and wall mounted units, space and plumbing for a washing machine, space for a fridge/freezer, space for a gas cooker, inset corner stainless steel sink with drainer and mixer tap, door to walk-in larder with obscure glazed, timber framed window to garden, door to:
<u>REAR LOBBY:</u>	Door to garden, quarry tiled floor, door to cloakroom with obscure glazed, timber framed window to the rear, low level w.c., electric heater and continuation of quarry tiles.

FIRST FLOOR

- LANDING:** Doors to all rooms, part glazed access hatch to roof space which has natural light from a Velux window.
- BEDROOM 1(F):** 5.03m x 3.60m (16'06" x 11'09") into bay
Box bay window to front elevation; picture rails, sealed fireplace with mantle.
- BEDROOM 2(F):** 3.45m x 2.59m (11'04" x 8'06")
Window to front elevation, picture rails, corner ornamental fireplace.
- BEDROOM 3 (R):** 3.10m x 3.03m (10'02" x 9'11") including wardrobe
Window to rear elevation overlooking the garden, picture rails, double doors to built-in wardrobe
- BEDROOM 4 (R):** 4.43m x 2.60m (14'06" x 8'06")
Window to rear elevation, picture rails, ornamental fireplace.
- SHOWER ROOM:** Obscure double glazed window to side elevation; heated towel rail, corner shower cubicle, part recessed wash hand basin set in vanity unit, low level w.c. with concealed cistern, tiled splashbacks.

OUTSIDE

To the **front** of the property is a walled garden with well stocked beds. A path leads along the side of the property to a pedestrian gate to the **rear garden**. The garden is mainly laid to lawn with mature beds and borders, a concrete path running its full length and measures approximately 21.34m x 5.18m (70' x 18'). There is a secluded patio area in front of the Dining Room/Study, a timber shed and coal store at the far end of the garden (in poor order) and an outside tap.

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. Take the first turning on the left after the petrol station and the property will be found on the lefthand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

MORTGAGE SERVICES:

We will be happy to assist with your mortgage if required. Our mortgage advisors 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.

VIEW OUR PROPERTIES ON THE INTERNET AT
WWW.RIGHTMOVE.CO.UK AND WWW.ONTHEMARKET.COM

John Jeffery of Salisbury 42 Castle Street Salisbury SP1 3TT
01722 335337

