

53 Bouverie Avenue
Salisbury







A Detached Four-Bedroom House requiring modernisation in one of Salisbury's most popular addresses.

53 Bouverie Avenue
Salisbury, SP2 8DU

Guide Price:
£750,000



- Highly Sought After Location
- Four Bedrooms
- Two Reception Rooms
- Delightful Views
- Garage & Parking
- Private Garden
- 15 Minute Walk to The Close
- South Facing Garden
- Requires Refurbishment
- Balcony

The Property

An Impressive Four-Bedroom Family Home set along a charming tree-lined avenue in sought-after East Harnham, this impressive four-bedroom family home offers exceptional potential and a wonderful setting. Enjoying an elevated position with incredible views, the property features off-road parking, a garage and a delightful sunny garden that provides a peaceful retreat.

With its spacious layout, versatile accommodation, and scope for modernisation or extension (subject to planning), this home represents a fantastic opportunity to create something truly special in one of the area's most desirable residential locations.

The sitting room, located to the right of the entrance hall, is a spacious dual-aspect room, offering plenty of natural light. A patio door opens directly onto the rear terrace and garden. The L-shaped dining room, which is also dual-aspect, providing a pleasant setting for family meals and social gatherings.

At the far end of the entrance hall, a door leads through to the kitchen, which is fitted with a range of dated floor and wall units with roll-edge work surfaces. From here a door provides access to a side utility area, which is fitted with low-level units, shelving and a door leads out to the rear garden.

The first floor a landing provides access to all four bedrooms and the family bathroom. The principal bedroom with ensuite, is a generous double room featuring a built-in wardrobe and door leading out to a private balcony that enjoys lovely views over the rear garden and westerly views across Salisbury.

The second bedroom is another comfortable double overlooking the rear garden. The third bedroom is a triple-aspect room running the full depth of the property. The fourth bedroom is a single room.

Services - Mains electricity, drainage & water are connected.

Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have good coverage both in the home & outside.

Tenure

Freehold

EPC Rating

F (33)

Outgoings

Council Tax Band: F

Size

1867sqft (total)





Outside

To the front of the property, a block-paved driveway provides off-road parking for one to two vehicles and leads to both a tandem-style garage with power and light connected. The remainder of the front garden is mainly laid to lawn with attractive flower and shrub borders. There is also side access around to the rear garden which is a generous and attractive space, featuring a good-sized patio area leading directly from the sitting room. This terrace extends around to the garage and across to the utility area.

The first section of the garden is mainly laid to lawn, complemented by mature flower and shrub borders and several established fruit trees. A hedge line divides this area from the rear section of the garden, which is also largely laid to lawn and features a number of mature trees, a greenhouse, and additional flower and shrub borders.

Altogether, the garden enjoys a peaceful setting, offering a delightful combination of sunny areas, established planting, and versatile outdoor space ideal for families and keen gardeners alike.



Location

53 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.

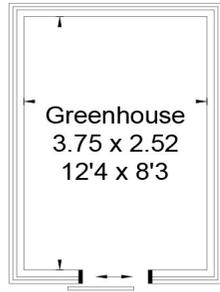


Approximate Floor Area = 143.7 sq m / 1547 sq ft

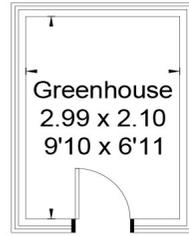
Garage / Workshop = 29.7 sq m / 320 sq ft

Greenhouses = 15.7 sq m / 169 sq ft

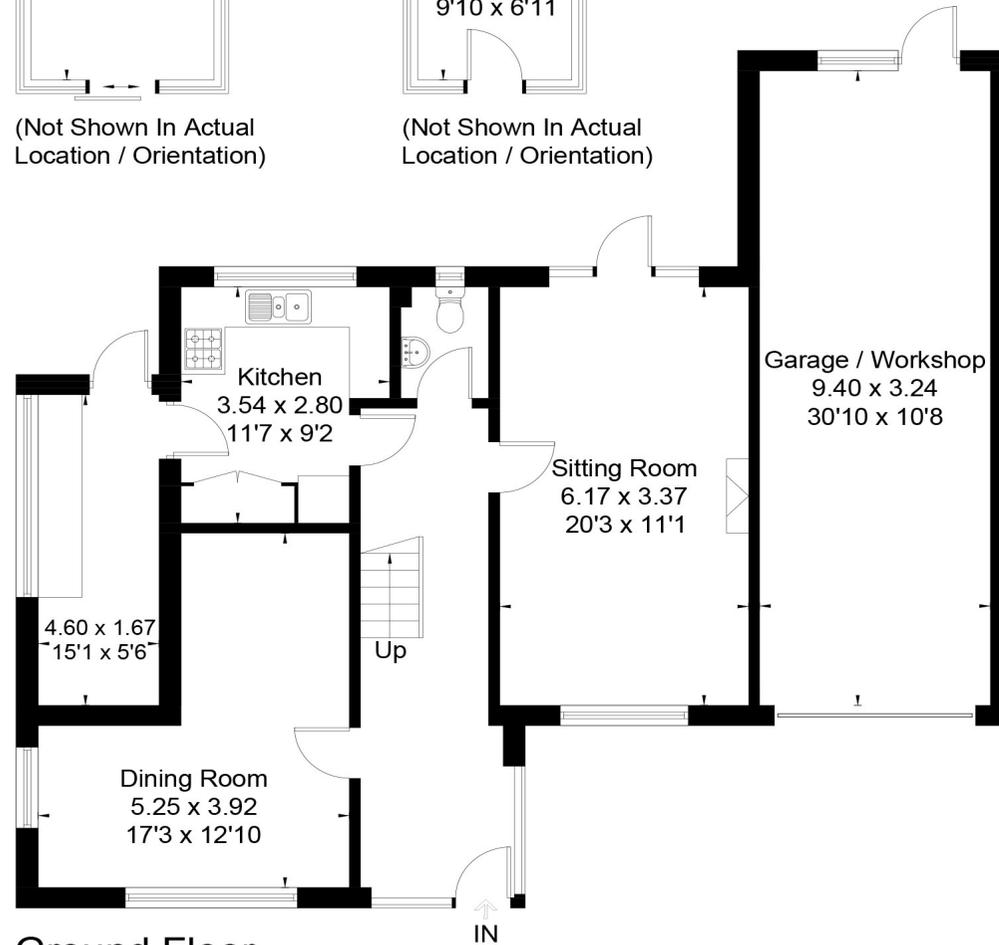
Total = 189.1 sq m / 2036 sq ft



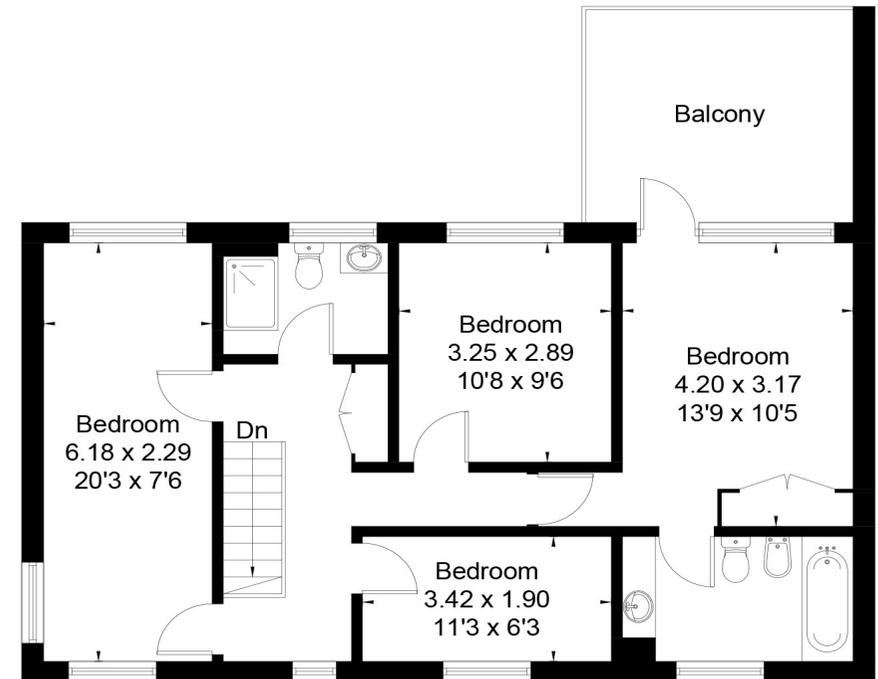
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Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



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 #100524

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