



2 BOUCHERS WAY, HARNHAM,  
SALISBURY, WILTSHIRE, SP2 8RW

PRICE: £248,500

McKILLOP & GREGORY  
ESTATE AGENTS

AN EXCELLENT MODERN TWO  
BEDROOM LINK DETACHED HOUSE  
LOCATED ON THE SOUTHERN EDGE  
OF THE CITY

**DIRECTIONS:**

From Salisbury proceed south along Exeter Street over the roundabout onto New Bridge keeping in the right hand lane. Continue along here to the next set of traffic lights, continue straight over onto the Coombe Road and at the next roundabout turn left signposted Salisbury Hospital. Continue down the hill to the roundabout turning right into Ridings Mead and then take the first turning left into Bouchers Way, follow the road round to the right and then left and you will see number two on the left hand side.

**DESCRIPTION:**

This attractive modern house was built in the 1980s of brick elevations under a tiled roof and is located in one of the most popular residential areas of the city being within easy reach of Salisbury Hospital as well as all the facilities of Harnham. The house has the benefit of gas fired central heating and double glazing and the accommodation in brief comprises: Entrance hall, cloakroom, living room, fitted kitchen on the ground floor with two bedrooms and a bathroom on the first floor. There is a garage to the side with private parking and a good sized fenced garden to the rear with patio, lawn and shrubs.



**LOCATION:** The property is located on the southern edge of the city within reach of a good general stores, a bus service, general hospital and lovely open countryside to the south of the city. Harnham has a very good primary school as well as stores, public house, hotel, church and recreation ground. The city centre is approximately one and a half miles away and here there is the famous Cathedral Close as well as the Market Square, main line railway station, good shops and supermarkets and leisure facilities including cinema and playhouse.

The accommodation comprises:

**RECEPTION HALL:**

With radiator and large storage cupboard.

**CLOAKROOM:** With WC, wash hand basin and radiator.

**LIVING ROOM:** 4.38m x 3.85m (14' 4" x 12' 7")

With stairs leading off to first floor, sliding doors to rear garden, two radiator and television aerial point.

**KITCHEN:** 2.95m x 1.96m (9' 8" x 6' 5")

With double bowl sink unit, plumbing and drainage for dishwasher, fitted Bosch washing machine, Beho oven with hob and extractor, fitted base units, worktops, fitted wall cupboards and Potterton gas fired boiler for domestic hot water and central heating.

**FIRST FLOOR LANDING:** With access to loft.

**BEDROOM 1:** 3.40m x 2.76m (11' 1" x 9' 0")

With fitted wardrobes with mirror doors, radiator and airing cupboard with lagged hot water tank and shelving.

**BEDROOM 2:**

3.86m x 2.64m (12' 7" x 8' 7") (Maximum dimensions)

With radiator.

**BATHROOM:**

With panelled bath with shower attachment, separate power shower, wash hand basin, WC, fitted mirror, electric shaver point and radiator.



**OUTSIDE:**

Adjacent to the house there is a single GARAGE 5.31m x 2.32m (17' 5" x 7' 7") with power, light, up and over door and rear pedestrian door. There is parking space to the front of this. The front garden has a small area of lawn with path to the door whilst to the rear there is a paved patio area with lawn and shrubs. There is a tap to the front.

**SERVICES:**

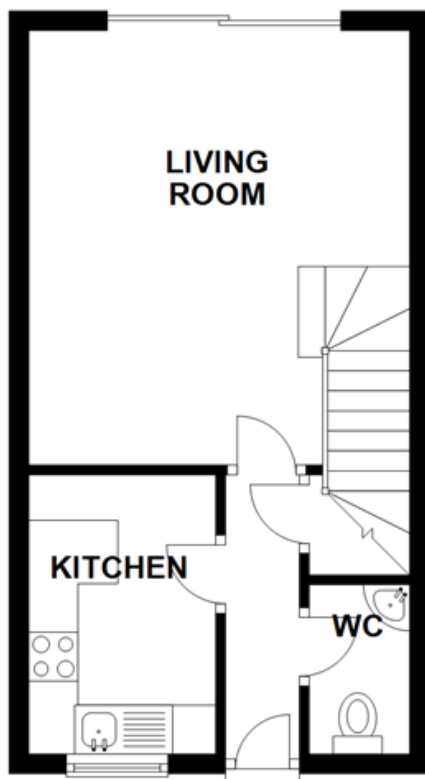
All mains services are connected to the property. BT.com suggests that maximum speeds of 73 Mb are available with Superfast Fibre 2 Broadband through BT.

**COUNCIL TAX BAND:** C (£1,729.79 for 2019/2020)



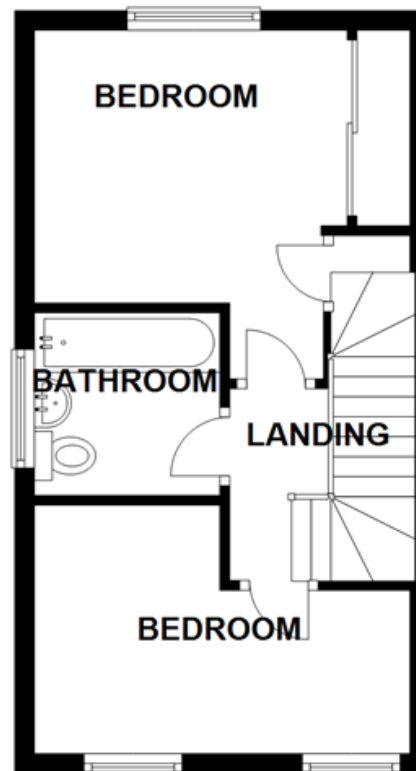
## GROUND FLOOR

APPROX. 28.6 SQ. METRES (308.1 SQ. FEET)



## FIRST FLOOR

APPROX. 28.2 SQ. METRES (304.0 SQ. FEET)



**Energy Performance Certificate**

2, Boushers Way, BALLIBURY, SP5 8RW  
 Dwelling type: Detached house  
 Reference number: 0505-2026-7238-9232-0488  
 Date of assessment: 16 July 2012  
 Type of assessment: RQSAR existing dwelling  
 Date of certificate: 18 July 2012  
 Total floor area: 57 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years: £ 2,004**  
**Over 3 years you could save: £ 597**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 102 over 3 years	
Heating	£ 1,388 over 3 years	£ 1,104 over 3 years	
Hot Water	£ 516 over 3 years	£ 201 over 3 years	
<b>Total</b>	<b>£ 2,004</b>	<b>£ 1,407</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band C (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 114
2 Increase hot water cylinder insulation	£15 - £30	£ 81
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 309

See page 3 for a full list of recommendations for this property.  
 To receive advice on other measures you can take to reduce your energy bills, visit [www.simpleenergychoices.org.uk](http://www.simpleenergychoices.org.uk) or call freephone 0800 444300. The Green Deal may enable you to make your home warmer and cheaper to run.

TOTAL AREA: APPROX. 56.9 SQ. METRES (612.0 SQ. FEET)

**Viewing** By confirmed appointment only with the vendor's agent. Telephone 01722 414747.

7252/DM/31.7.19

**Agent's note** Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances. We strongly recommend purchasers obtain legal advice and a survey.

t 01722 414747

44 Castle Street, Salisbury, Wiltshire, SP1 3TS  
 e homes@mckillopandgregory.co.uk

www.mckillopandgregory.co.uk

