

12 The Crescent
Harnham, Salisbury





A four bedroom, three storey house in the popular area of East Harnham, within close proximity to local amenities

12 The Crescent

Wast Harnham, Salisbury, SP2 8DF

OIEO:

£400,000



3



4



2



2

- Four bedroom terraced property
- Open plan kitchen/dining area
- Two reception rooms
- Set over three floors
- Bathroom and 2 ensuites

- Enclosed garden with decking area
- Garage and parking for one vehicle
- No onward chain
- Close to amenities
- Less than 1 mile to Salisbury district hospital

The Property

Upon entering, you are welcomed by an entrance hall with stairs rising to the first floor, a useful storage cupboard, and a convenient downstairs cloakroom. The hall leads through to a bright and practical kitchen/ breakfast room, fitted with a range of wooden wall and base units complemented by black worktops. There is space for a fridge/freezer and washing machine, along with ample room for a dining table, creating an ideal setting for both everyday family life and entertaining. A door from the kitchen provides access to the low-maintenance rear garden. Also on the ground floor is a spacious sitting room, flooded with natural light and featuring patio doors opening directly onto the garden, creating a seamless connection between the indoor and outdoor spaces.

The first floor comprises a generous landing, a spacious double bedroom (Bedroom Two) with an en-suite shower room fitted with a shower, WC and wash hand basin, as well as a useful airing cupboard. A second reception room is also located on this floor, offering excellent flexibility and equally suitable as a fifth bedroom, home office or playroom.

The second floor provides three further bedrooms, including the impressive principal bedroom with fitted wardrobes and a walk-in en-suite shower room. Two additional bedrooms are served by a well-appointed family bathroom fitted with a bath and shower over, WC and wash hand basin.

The property also benefits from solar panels, helping to improve its energy efficiency and reduce running costs.

Overall, this is an excellent opportunity to acquire a spacious and adaptable family home in the highly sought-after area of Harnham, conveniently located for the city centre, Salisbury District Hospital and a wide range of local amenities.

Services - All mains services are connected, gas fired central heating.

Ofcom suggests that all major mobile networks offer good service and Ultrafast broadband is available.

Tenure

Freehold

EPC Rating

B (86)

Outgoings

Council Tax Band: E

Size

1455 sq ft







Outside

To the front of the property, a pathway leads to the front door, flanked by attractive gravelled areas and enclosed by smart black railings, creating a neat and welcoming approach. On-street parking is also available.

The rear garden has been designed with low maintenance in mind, featuring a combination of decking and patio areas that provide ideal spaces for outdoor dining and relaxing in the sunshine. A pathway leads to the rear gate, which provides access to the garage and the property's allocated parking space.

Location

Situated in the highly sought-after suburb of West Harnham, on the southern edge of Salisbury city centre, this property enjoys a prime and convenient location. A wide range of local amenities are within easy reach, including Harnham Recreation Ground, the Town Path, the Warres Trust Allotments at Parsonage Green, Harnham Community Sports & Social Club, Harnham Infant and Junior School, Salisbury Lawn Tennis Club and South Wilts Golf Club.

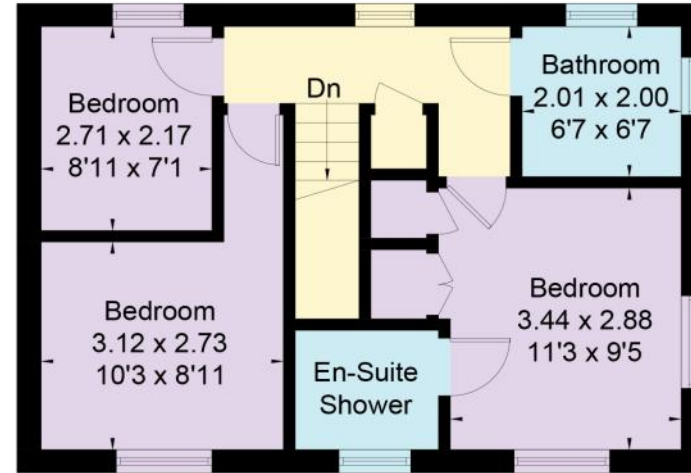
Salisbury city centre, the cathedral and the mainline railway station are all approximately 1.5 miles away. The city offers a vibrant selection of shops, restaurants and leisure facilities, together with the renowned Playhouse Theatre and a twice-weekly charter market. The area is also exceptionally well served by a choice of highly regarded state and independent schools, including boys' and girls' grammar schools.

Salisbury enjoys excellent transport connections, with convenient road links to London, Southampton, Bournemouth and the West Country. Regular direct rail services from Salisbury's mainline station provide easy access to London Waterloo, Bristol and Bath.

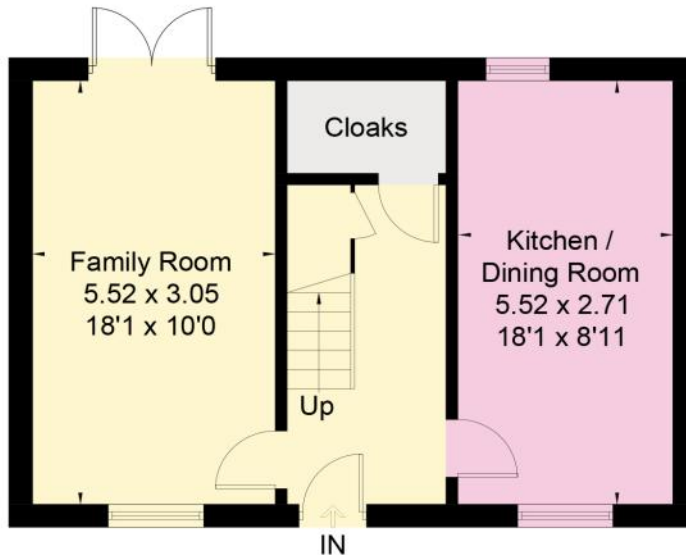
Salisbury District Hospital, located in nearby Odstock, is less than one mile from the property, making this an ideal location for healthcare professionals, families and commuters alike.

This property is currently tenanted and the photographs shown are not the most recent.

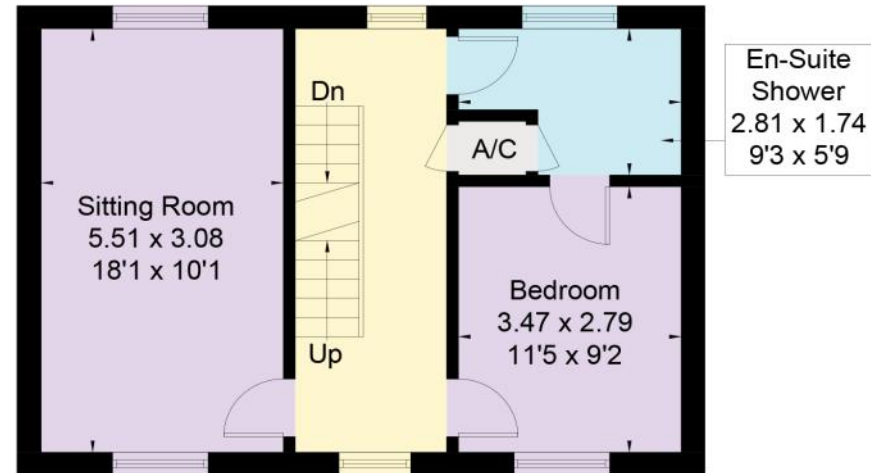




Second Floor



Ground Floor



First Floor



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