



11 Chichester Close, Harnham, Salisbury, Wiltshire, SP2 8AQ

Guide Price £400,000 Freehold

## About The Property

An exceptionally spacious modern end of terrace house, recently redecorated and carpeted whilst offering spacious rooms, garden, integral garage, parking and with no onward chain. Further benefits include gas central heating by radiators, upvc soffits and fascias and double glazed windows throughout. The garage lends itself to and would be an easy conversion into further accommodation subject to the usual permissions.

To the front of the property is a wide driveway offering parking for several vehicles with gravel and brick pavior parking plus a small area of grass. There is pedestrian access to the side leading to the rear garden which has a full width paved patio with raised border to rear which then leads into a lawn. There are hedges to sides and rear.

The house is entered via the hallway with double glazed front door and side panels and stairs to first floor. The lounge/dining room is a double aspect with sliding doors to rear garden and fireplace with tiled and wooden surround. The kitchen has a range of worksurfaces with base and wall mounted cupboards and drawers, cupboard housing Worcester gas fired boiler for heating and hot water, door to garden, deep storage cupboard and door to inner lobby. This opens to the cloakroom with wc and hand basin as well as the garage which has an up and over door, window and the consumer units.

On the first floor are 3 double bedrooms and a single, all with built in double wardrobes. There is a family bathroom with three piece suite and electric shower. Off the landing is a hatch to the insulated loft space.

Local amenities include a Nisa store in a nearby development and a garage/convenience store (M&S outlet) on the Downton Road together with a well regarded primary school, excellent walking as well as easy access to the city centre with all it's facilities and main line rail service to Waterloo.



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1500.70 sq ft

- Quiet Location
- Driveway Parking
- Garage
- Recently Redecorated
- New Carpets
- Four Bedrooms
- Gas Central Heating
- Double Glazing
- Easy walk to city and schools
- No Onward Chain





## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2777.59 (2026/2027)

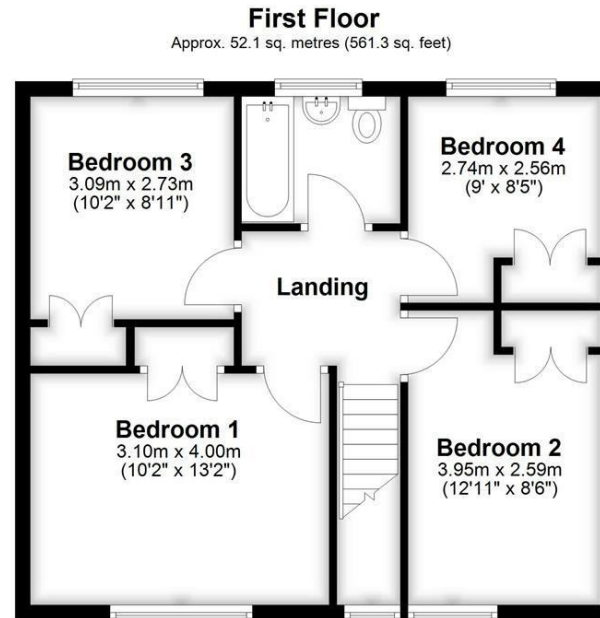
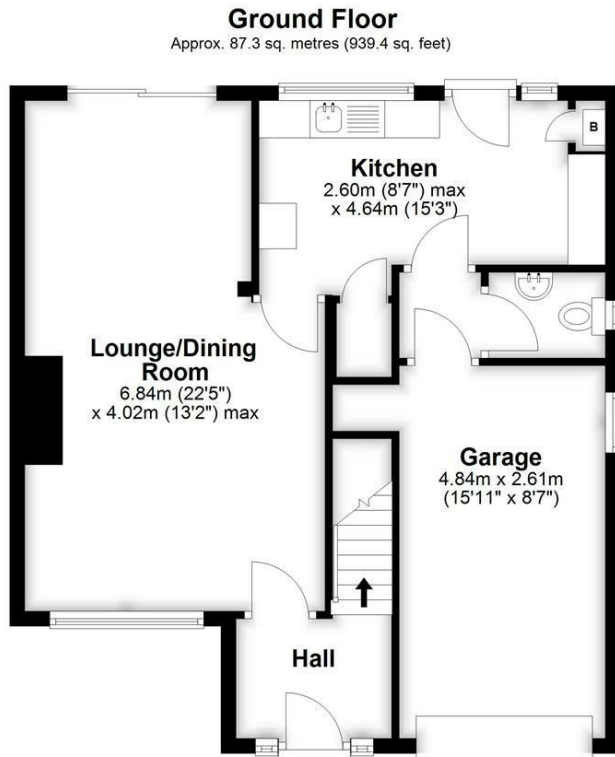
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating.

Directions: Leave Salisbury via Exeter Street and at the roundabout continue forwards in the left hand lane. Take the next left into Britford Lane before taking the second right into Burford Avenue. Turn right into Chichester Close.

What3words: ///apple.pushes.debit



Total area: approx. 139.4 sq. metres (1500.7 sq. feet)

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