

VENDITUM

RESIDENTIAL SALES

EST. 2004



184 Coombe Road

Salisbury, SP2 8BN

£379,950



A classic 1930's style semi-detached home within the popular residential area of Harnham. 184 Coombe Road has been a well loved family home but could now benefit from some modernisation in certain areas, as well as holding huge potential for an extension/loft conversion (subject to planning consent). Accommodation currently comprises entrance porch, hallway, sitting room, dining room, kitchen, three bedrooms and bathroom. The house is double glazed with gas heating however, could benefit from cosmetic improvement. Outside, 184 Coombe Road has a very generous driveway for several vehicles as well as generous front and rear gardens. Harnham is a very popular residential location with sought after schools, convenience shops, district hospital, open countryside and bus stops all within walking distance. The position also provides great access to Salisbury city centre. The property is to be sold with no forward chain with an early viewing advised.



Directions

Proceed to the A354 Coombe Road proceeding straight over the mini roundabout. Number 184 can be found on your right between Meyrick Avenue and Francis Way.

Double Glazed Front Door to:

Porch

Herringbone brick floor. Power and light. Door to:

Hall

Stairs to first floor with low level cupboard under. Radiator, feature stain glazed window and parquet flooring.

Cloakroom

Low level WC, basin and tiled floor and walls. Radiator, obscure double glazed window.

Kitchen 9'10" x 7'4" (3m x 2.25m)

Matching range of wall and base units with worksurface over. Space for cooker, washing machine and serving fridge. Inset 1 ¼ bowl sink unit with mixer tap, tiled splashbacks. Double glazed door to side and window to rear.

Sitting Room 13'1" x 14'9" (4m x 4.5m)

Double glazed bay window to front. Radiator. Tiled open fireplace with hearth. Picture rail.

Dining Room 11'7" x 14'9" (3.55m x 4.5m)

Double glazed sliding double doors to the garden. Living flame fire, picture rail.

First Floor Landing

Access to loft. Full height linen cupboard. Picture rail.

Bedroom One 13'9" x 13'7" reducing to 11'9" (4.2m x 4.15m reducing to 3.6m)

Double glazed bay window to front aspect. Range of built in wardrobes and radiator. Picture rail.

Bedroom Two 12'3" x 11'5" (3.75m x 3.5m)

Double glazed window to rear, range of built in cupboards housing gas combination boiler (under five years old). Radiator and picture rail.

Bedroom Three 8'6" reducing to 6'6" x 7'6" (2.6m reducing to 2m x 2.3m)

Double glazed window to front aspect. Radiator, built in wardrobe, dressing table and range of cupboards.

Bathroom

White panelled bath, pedestal basin and separate shower enclosure with Triton electric shower. Wet-wall splashbacks, obscure double glazed window and double radiator.

Separate WC

Low level WC, obscure double glazed window to rear.

Outside

Front – The generous front garden is well enclosed by wall and fencing with an extensive range of mature planting and lawn. Generous driveway providing parking for three/four vehicles (with potential to create more). Double wrought iron gates lead to a further area of driveway which stretches to the side of the house and provides access to the garage.

Rear Garden (Approx 20m long) - Immediately outside the dining room is a paved patio with pedestrian access to side. Pathway runs past two areas of lawn with an extensive range of mature shrubs/bushes. Toward the far end of the garden is a small greenhouse and summer house. Garden shed.

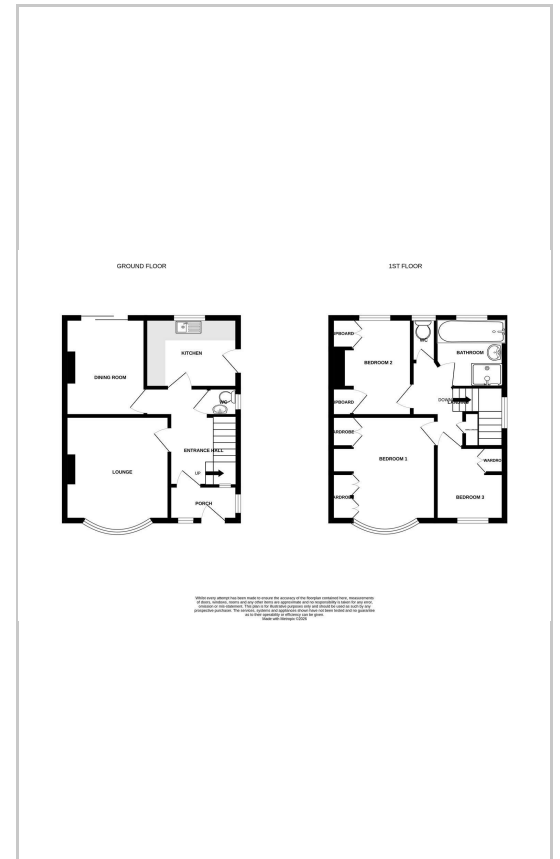
Garage 17'4" x 9'2" (5.3m x 2.8m)

Doors to front, pedestrian door and window to side. Power and light, bulkhead storage.

Area Map



Floor Plans



Energy Efficiency Graph

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

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