

51 Wilman Way, Harvard Heights, Salisbury, SP2 8QS



 Myddelton & Major

We are proud to present

51 Wilman Way

Harvard Heights, Salisbury, SP2 8QS

An attractive two-bedroom home offering well-proportioned accommodation, enclosed rear garden and the valuable benefit of off-road parking to both the front and rear.

- Attractive two-bedroom mid-terraced house
 - Popular Harvard Heights development
 - Two well-proportioned double bedrooms
 - Bright and welcoming living room
- Practical kitchen/dining room with garden access
- Fully enclosed rear garden with paved terrace and lawn
 - Off-road parking to both front and rear
 - Useful built-in wardrobes and storage
- Gas-fired central heating & UPVC double glazing
- Freehold with all mains services connected





The Property

An attractive two-bedroom mid-terraced house situated close to Salisbury District Hospital within the popular Harvard Heights development.

51 Wilman Way is an attractive red brick mid-terraced house offering well-planned accommodation arranged over two floors. The property provides a particularly practical combination of features, including two double bedrooms, a good-sized living room, kitchen/dining room, enclosed rear garden and the considerable benefit of off-road parking both to the front and rear and represents an appealing opportunity for first-time buyers, couples, investors and the property benefits from gas-fired central heating and UPVC double glazing throughout.

A small front garden and pathway lead to the entrance, which is approached beneath a useful canopy-style porch and benefits from an external storage cupboard. The entrance hall provides access to the main living accommodation and stairs rising to the first floor.

The bright and welcoming living room is a good-sized space with hard flooring, under-stairs storage cupboard creating a comfortable principal reception room. To the rear, the kitchen/dining room provides a useful combination of fitted storage and workspace, with a C-shaped range of floor-standing units, roll-edge work surfaces, gas hob, single oven, filter hood and plumbing and space for a washing machine. There is also space for a freestanding fridge and a dining table and chairs. A door leads directly from the dining area onto the rear garden, providing a convenient connection between the indoor and outdoor living spaces. The gas-fired central heating boiler is also located within the kitchen.

The first floor landing with hatch on the landing provides access to the roof space, offering useful additional storage gives access to two well-proportioned double bedrooms and the family bathroom. The principal bedroom to the rear benefits from a triple sliding mirror-fronted wardrobe and rear aspect window. To the front a slightly smaller bedroom benefits from a built-in sliding mirror-fronted wardrobe and an additional built-in airing cupboard.

The family bathroom is fitted with a modern white suite comprising panelled bath, pedestal wash hand basin and WC, with part-tiled walls.

Outside

Outside, the front garden is mainly laid to lawn with an off road parking space and path to the entrance. The rear garden is fully enclosed by fencing and has been designed for ease of maintenance, with a paved terrace immediately adjoining the kitchen/dining room, leading onto an area of lawn with paved stepping stones. A rear gate provides access to the additional parking area, which is approached via an access road to the side of the property.



Location

51 Wilman Way occupies a convenient position within the popular Harvard Heights development, on the southern side of Salisbury. The property is well placed for access to the city centre, while enjoying the more residential surroundings of this established development. Salisbury itself is renowned for its historic character, with the magnificent Cathedral, Market Place and Medieval city centre providing an excellent choice of independent shops, cafés, restaurants, pubs and cultural attractions, alongside a comprehensive range of everyday amenities.

The location is particularly well suited to those seeking a practical home within easy reach of the city and the surrounding countryside. There are a number of local shops and amenities nearby, while Salisbury railway station provides regular services to London Waterloo and other destinations. The surrounding road network also gives convenient access to the A36 and A345, with the A303 within easy reach, making this an appealing location for both commuters and those wishing to explore the wider Wiltshire and Hampshire countryside.

Additional Information

Services:

All mains services are connected. Ofcom suggests broadband speeds of up to 1800Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

Tenure:

Freehold

Council Tax Band:

Band C

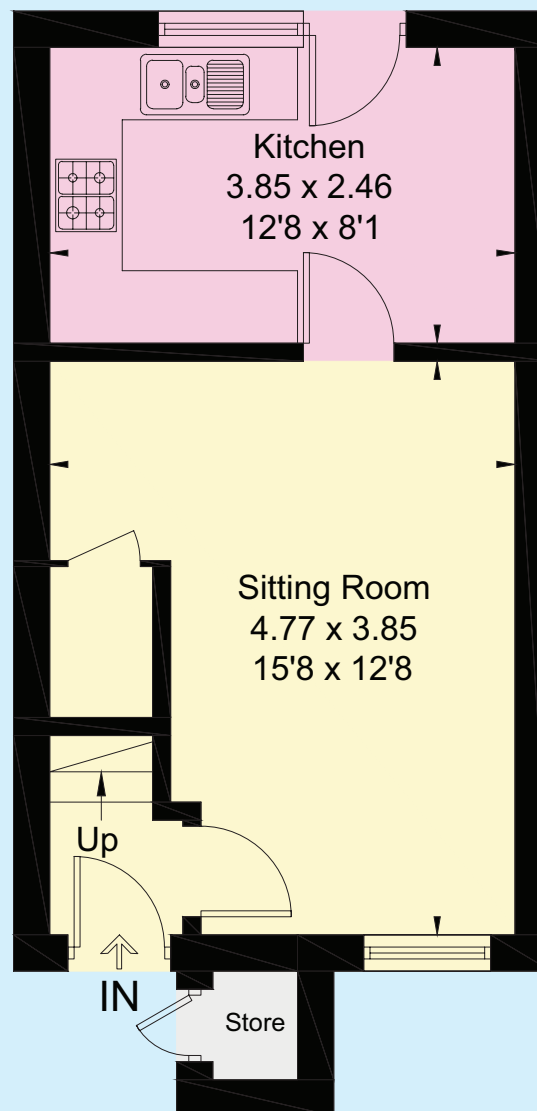
EPC rating:

C (71)

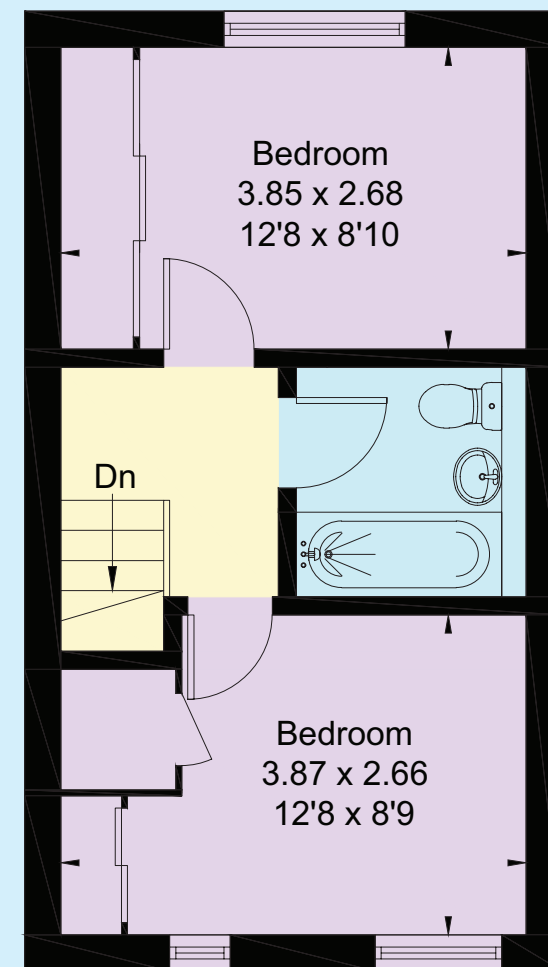
Square Footage:

TBC ft²

Approximate Floor Area = 56.6 sq m / 609 sq ft
Store = 6.3 sq m / 68 sq ft
Total = 62.9 sq m / 677 sq ft



Ground Floor



First Floor



Contact

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