



15 Berkshire Road, Harnham, Salisbury, Wiltshire, SP2 8NY

£339,950 Freehold

**An extended three double bedroom detached house in a popular location and offered to the market with no onward chain.**

### **Directions**

Leave Salisbury via Exeter Street and continue forwards at the roundabout. At the traffic lights turn right and proceed into Harnham. Continue for approximately half a mile before turning right into Lower Street and continue into Middle Street. Turn left into Berkshire Road and the property can be found on the left hand side.

### **Description**

The property is an extended three double bedroom detached house which is offered to the market with no onward chain. The accommodation comprises an entrance hall with a useful storage cupboard and an extended sitting room with sliding doors into the rear garden. There is a dining room which leads to a sun room and a well fitted kitchen which has an integrated oven and hob. On the first floor are three double bedrooms, a bathroom and a separate WC, both having white suites. Further benefits include PVCu double glazing and gas central heating. Outside there is a driveway providing off-road parking for one car in front of an integral single garage and there is a pleasant rear garden which enjoys an easterly aspect. The property lies on the south-western outskirts of the city with a good range of nearby amenities including a regular bus service to the city centre and a convenience store/post office. Salisbury District Hospital lies approximately 2 miles away and the city centre can also be accessed along the nearby popular town path.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance hall**

Storage area, radiator, wood effect floor, telephone point, understair cupboard.

#### **Sitting room 19'10" x 12'4" (6.05m x 3.78m)**

(maximum measurements) Sliding glazed doors to garden, TV point, two radiators, wood effect floor, telephone point.

#### **Dining room 11'5" x 9'10" (3.48m x 3.02m)**

Wood effect floor, radiator, glazed door to:

#### **Sun room 9'10" x 6'10" (3.00m x 2.10m)**

Tiled floor, pitched perspex roof, windows, glazed door to garden.

#### **Kitchen 10'7" x 8'1" (3.23m x 2.48m)**

Fitted with white fronted base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven, grill and four ring hob and extractor over, space for fridge/freezer, space/plumbing for washing machine and dishwasher, stainless steel sink and drainer with mixer tap under window to front, tiled floor, larder cupboard, part glazed door to side.

#### **First floor - landing**

Access to loft, window to side.

#### **Bedroom one 13'1" x 9'11" (4.00m x 3.04m)**

Window to front, radiator, built-in cupboard.

#### **Bedroom two 11'9" max x 9'9" (3.60m max x 2.99m)**

Window to rear, fitted wardrobes, radiator.

#### **Bedroom three 10'0" x 9'10" (3.05m x 3.01m)**

Window to rear, radiator.

#### **Bathroom**

Fitted with a white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, radiator, cupboard housing wall mounted gas boiler, tiled walls, radiator, window to front.

#### **Separate WC**

Fitted with a low level WC, radiator, window to side.

#### **Outside**

There is a driveway with parking for a car. The integral garage (5.00m x 2.50m) has power and light. The rear garden has a patio area, the remainder being lawned with flower borders, enclosed by timber fencing. There is a side access gate and an outside tap.

#### **Services**

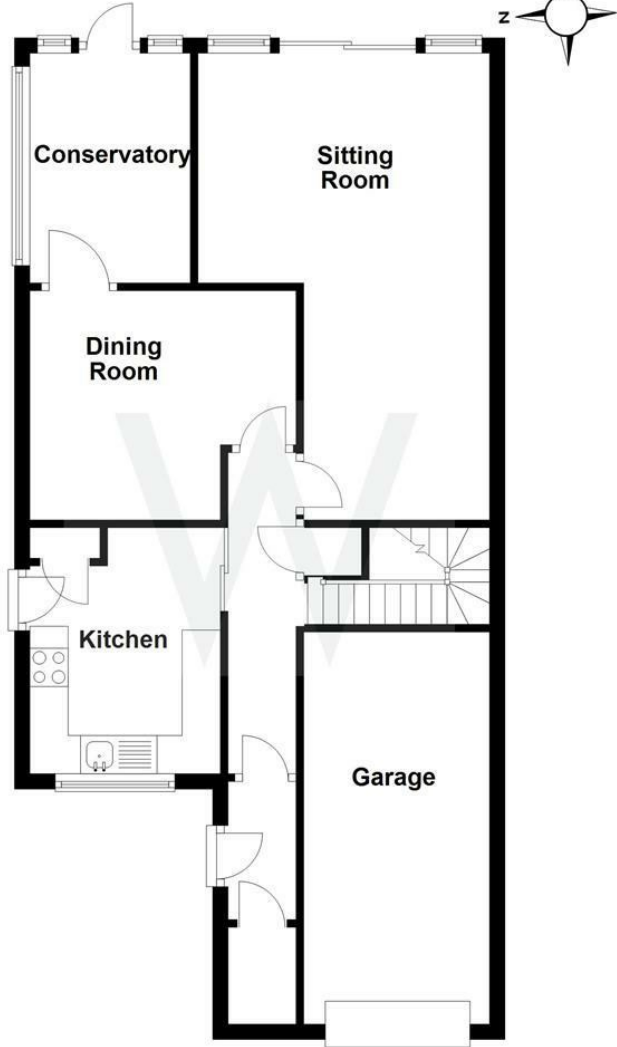
Mains gas, water, electricity and drainage are connected to the property.

#### **Outgoings**

The Council Tax Band is 'E' and the payment for the year 2020/2021 payable to Wiltshire Council is £2,576.14.

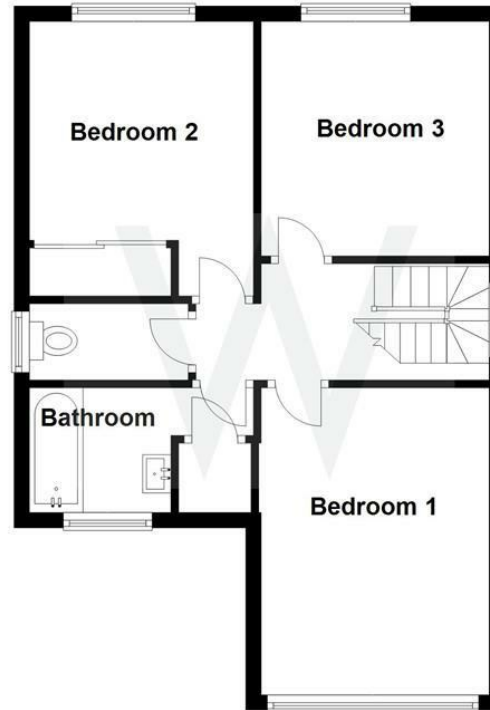
### Ground Floor

Approx. 67.7 sq. metres (729.0 sq. feet)



### First Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



Total area: approx. 113.4 sq. metres (1220.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</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	

**WHITES**  
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