



43 Ravenscroft, Harnham, Salisbury, Wiltshire, SP2 8DL

£250,000 Freehold

**A modern two bedroom terraced house with a garden and parking. Offered to the market with no onward chain.**

### **Description**

The property is a two bedroom terraced house on a popular residential development close to Salisbury District Hospital. Ravenscroft is a quiet cul de sac and the property comprises an entrance hallway that leads to a sitting/dining room. The kitchen has a good range of units together with an integrated electric oven and gas hob. On the first floor are two bedrooms with a built in wardrobe in the main bedroom and the bathroom has a white three piece suite and a shower over the bath. There is a garden to the rear and an off road parking space in front of the property. The house has been recently redecorated and is nicely presented. Further benefits include PVCu double glazing and gas central heating and the property is offered to the market with no onward chain. There is a regular bus service nearby leading to the city centre which lies approximately one mile away. Further nearby amenities include a Marks and Spencer outlet on the nearby Downton Road and a Nisa store. No onward chain.

### **Property Specifics**

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

#### **Entrance hall**

Part glazed front door, inset doormat, radiator, door to:

#### **Sitting/dining room 14'2" x 13'9" (4.32m x 4.21m)**

Window and door to rear, stairs to first floor with storage cupboard under, TV point, radiator, glazed door to window.

#### **Kitchen 9'10" x 6'2" (3.02m x 1.88m)**

Fitted with cream fronted base and wall units with work surfaces over, integrated electric oven with four ring gas hob and extractor over, space/plumbing for washing machine, space for fridge/freezer, sink and drainer under window to front, radiator, cupboard housing wall mounted Worcester gas boiler.

#### **Stairs to first floor - landing**

Doors to bedrooms and bathroom, loft access.

#### **Bedroom one 14'2" x 11'5" (4.32m x 3.50m)**

Two windows to rear, radiator, over stair single wardrobe.

#### **Bedroom two 8'6" x 8'1" (2.60m x 2.47m)**

Window to front, radiator.

#### **Bathroom**

Fitted with a white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, inset spotlights, part tiled walls, extractor, radiator, obscure glazed window to front.

#### **Outside**

To the front of the property is an allocated parking space. The rear garden has a patio area leading to a lawn. There is a timber shed, a further paved area leading to a rear access gate and the garden is enclosed by timber fencing and hedging.

#### **Services**

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

#### **Outgoings**

The Council Tax Band is ' C ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43

#### **Directions**

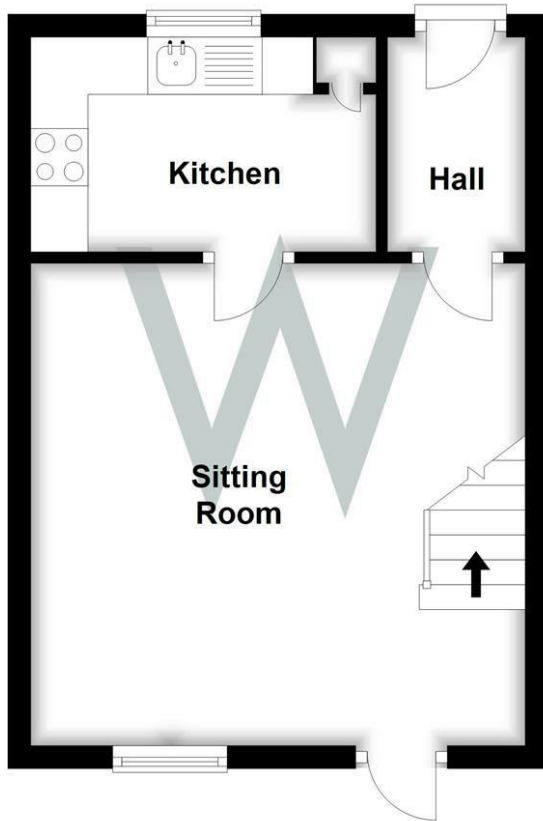
Leave Salisbury via Exeter Street and at the roundabout continue forwards in the right hand lane, passing through two sets of traffic lights. At the mini-roundabout turn left towards the hospital and at the next mini-roundabout turn right onto the Ridings Mead development. Take the third turning on the left into Ravenscroft before bearing left again and the property can be found on the right hand side.

#### **WHAT3WORDS**

What3Words reference is: [///demand.trials.upper](https://www.what3words.com/#!/en////demand.trials.upper)

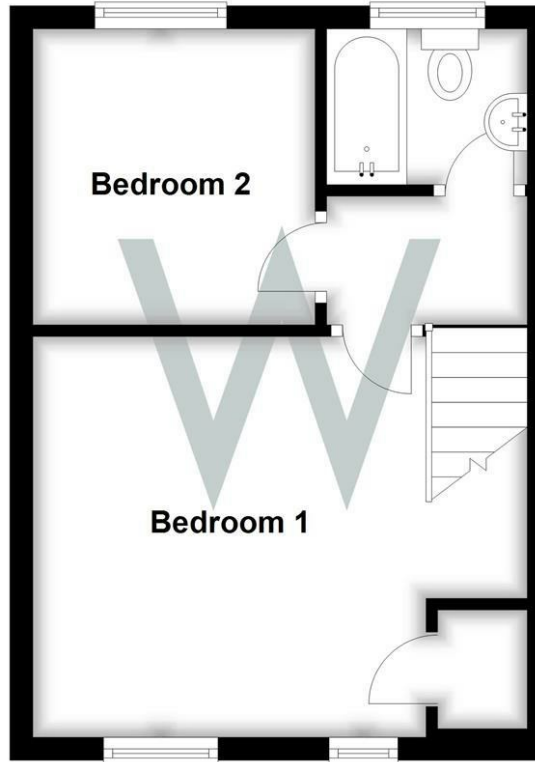
## Ground Floor

Approx. 26.7 sq. metres (287.5 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.4 sq. feet)



Total area: approx. 53.4 sq. metres (575.0 sq. feet)

### WHITES

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



