



2 Folkestone Road, Harnham, Salisbury, Wiltshire, SP2 8JP

Guide Price £575,000

**A character detached house in a popular side road location and benefiting from a 200 foot rear garden and a detached double garage.**

### **Directions**

Leave Salisbury via Exeter Street and at the roundabout continue forwards onto Newbridge Road. After the traffic lights bear right and continue into Harnham along the Harnham Road. Folkestone Road can be found on the left hand side.

### **Description**

The property is a detached character four bedroom house situated in a no through road in the popular suburb of Harnham. The well proportioned accommodation comprises a sitting room, a dining room, a cloakroom and a large kitchen/breakfast room on the ground floor. On the first floor are four bedrooms (two having fitted wardrobes), a bathroom and a separate WC. The property benefits from PVCu double glazing and is warmed by gas central heating and there are some period features including high ceilings and picture rails. A particular feature of the property is the large westerly facing rear garden which extends to approximately 200 feet at the end of which is a detached double garage. This is accessed via a shared driveway on Harnham Road. Harnham has a good range of amenities including a primary school which lies nearby. There is a regular bus service to the city centre and to Salisbury District Hospital which lies approximately 2 miles away. 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**

Part glazed front door, stairs with storage cupboard under, digital wall mounted thermostat, double radiator.

#### **Sitting room 12'4" x 12'1" (3.78m x 3.70m)**

Bay window to front, double radiator, ornate coving, picture rail, fireplace with stone hearth and backdrop with timber surround and mantel over, TV point.

#### **Dining room 12'4" x 12'2" (3.78m x 3.72m)**

Window to rear, picture rail, double radiator.

#### **Kitchen/breakfast room 17'1" x 12'0" (5.23m x 3.66m)**

Fitted with cream fronted base and wall units, space/plumbing for gas cooker, washing machine and slimline dishwasher, space for fridge/freezer, stainless steel sink and drainer under window to rear, part glazed door to rear, two windows to side, radiator, space for table and chairs, wall mounted gas boiler.

### **Cloakroom**

Fitted with a low level WC and wash hand basin.

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

Window to side with cathedral view, storage cupboard.

### **Bedroom one 12'4" x 12'1" (3.78m x 3.70m)**

Bay window to front, two radiators, fitted wardrobe along one wall, picture rail.

### **Bedroom two 12'4" x 12'2" (3.78m x 3.72m)**

Window to rear, radiator, fitted wardrobe, picture rail, loft access with ladder.

### **Bedroom three 10'9" x 8'8" both max (3.30m x 2.65m both max)**

Window to rear, radiator, picture rail.

### **Bedroom four 7'8" x 5'3" (2.36m x 1.62m)**

Window to front, radiator.

### **Bathroom**

Fitted with a white suite comprising panelled bath with Mira shower over, pedestal wash hand basin, part tiled walls, extractor, radiator, obscure glazed window to side.

### **Separate WC**

Fitted with a white suite comprising low level WC, window to rear.

### **Outside**

To the front of the property is a small area of front garden with a side access gate. The rear garden is a particular feature of the property with a length of approximately 200 feet. At the end of the garden is a detached double garage with a shared driveway leading from Harnham Road. The garage measures 4.95m x 4.92m and has an up and over door, power and light.

### **Services**

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

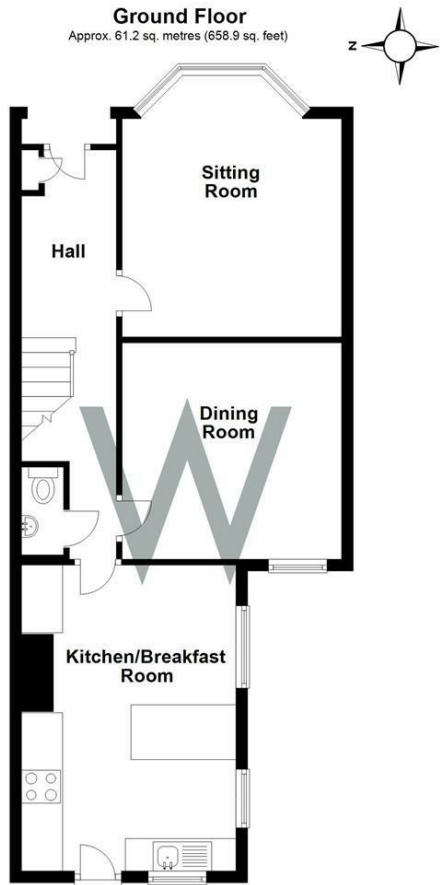
### **Outgoings**

The Council Tax Band is ' E ' and the payment for the year 2022/2023 payable to Wiltshire Council is £2,678.90.

### **WHAT3WORDS**

What3Words reference is: anyway.video.news





Total area: approx. 121.7 sq. metres (1309.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	75
(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>53</b>	
England & Wales <small>EU Directive 2002/91/EC</small>	

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