



6 Rowbarrow Lane, Harnham, Salisbury, Wiltshire, SP2 8BY

£265,000 Freehold

A modern two bedroom terrace house in a popular residential development with the benefit of two parking spaces. No onward chain.

Directions

Leave our offices in Salisbury and proceed out of Salisbury on the A338 Downton Road. At the traffic lights turn right into Rowbarrow. Continue up here for a short distance and take the first turning on the left by the shop. Take the next turning on the left and the property will be found after a short distance on the right hand side.

Description

The property is a modern terraced house situated on the popular Rowbarrow development on the southern side of the city. The well proportioned accommodation is presented in good order throughout and comprises an entrance hallway, a cloakroom and a kitchen which has an integrated oven and hob. There is a sitting/dining room with French doors leading on to the paved, landscaped rear garden. On the first floor are two bedrooms with an en-suite shower room to the master bedroom which also has a fitted double wardrobe. There is also a family bathroom. There is a rear access gate at the end of the garden leading to two tandem off road parking spaces. Further benefits include PVCu double glazing and gas central heating. The Rowbarrow development is located on the south-western side of the city offering excellent access to the hospital and there are lovely countryside walks nearby. There is a local bus service which runs into the city centre which lies approximately 1 mile away. There is also a nearby M&S outlet and Nisa mini-market. The property is offered to the market with no onward chain.

Property Specifics

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

Entrance hall

Wood effect floor, radiator, storage cupboard with electric fusebox and meter, wall mounted thermostat.

Cloakroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, tiled floor, extractor, obscure glazed window to front.

Kitchen 9'6" x 7'2" (2.90m x 2.20m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer with mixer tap under window to front, integrated electric oven with four ring gas hob and extractor over, space/plumbing for washing machine and dishwasher, space for fridge/freezer, tiled floor, extractor.

Sitting/dining room 14'8" x 11'5" (4.49m x 3.48m)

Window and French doors to rear, wood effect floor, TV point, radiator, stairs.

Stairs to first floor - Landing

Airing cupboard housing hot water tank and immersion with shelving.

Bedroom one 11'3" x 9'3" both max (3.43m x 2.84m both max)

Window to rear, radiator, TV point, door to:

En-suite shower room

Fitted with a white suite comprising corner shower cubicle, low level WC, pedestal wash hand basin, tiled floor, radiator, shaver point, extractor, obscure glazed window to rear.

Bedroom two 9'1" x 7'11" (2.77m x 2.43m)

Window to front, radiator, loft access.

Bathroom

Fitted with a white suite comprising panelled bath, low level WC, pedestal wash hand basin, shaver point, tiled floor, obscure glazed window to front.

Outside

To the front of the property is a small garden area and path to the front door. The rear garden has been landscaped and is paved on two levels with attractive Gabion walls and raised flower beds. There is a timber shed, an outside light and a rear access gate. Directly behind the garden are two tandem parking spaces.

Agents note

In accordance with Section 29 of the Estate Agents Act, a personal interest is declared.

Services

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

Outgoings

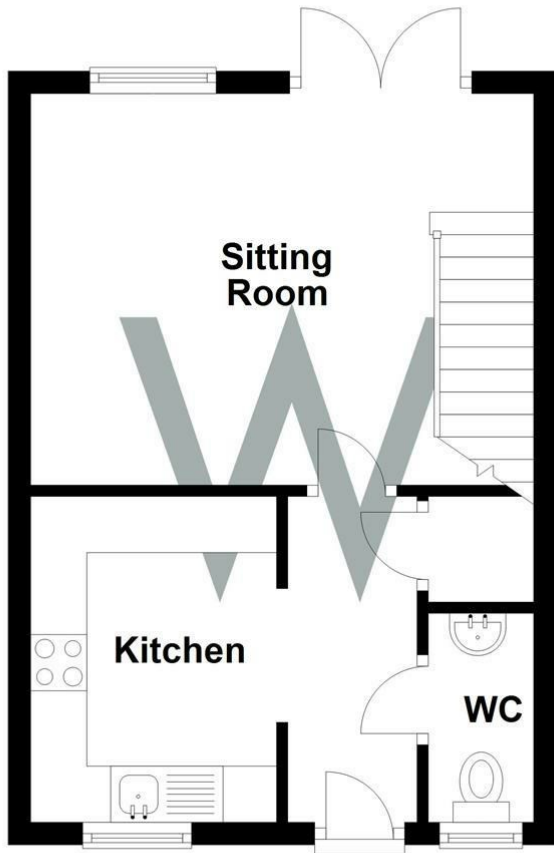
The Council Tax Band is ' C ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43.

WHAT3WORDS

What3Words reference is: [///skins.organs.type](https://www.what3words.com/skins.organs.type)

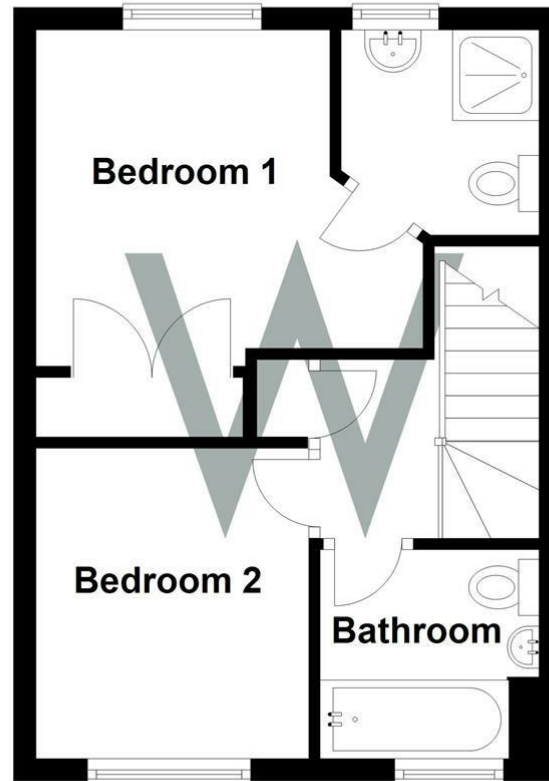
Ground Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



Total area: approx. 58.0 sq. metres (624.8 sq. feet)



Energy Efficiency Rating	
Current	Potential
	92
	79
Very energy efficient - lower running costs	
92-101 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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