



12 Halfpenny Road, Harnham, Salisbury, Wiltshire, SP2 8JR

£315,000 Freehold

A modern terraced house situated in a popular location and offered to the market with no onward chain.

Directions

Leave Salisbury in a southerly direction via Exeter Street and at the roundabout continue forwards. After the first set of traffic lights turn right and leave Salisbury via Harnham Road and after approximately half a mile turn left into Wellworthy Drive on the Constable Park development. At the T-junction turn right into Halfpenny Road and the property can be found on the right hand side.

Description

The property is a modern mid terrace house offering well proportioned accommodation with the benefit of an allocated parking space nearby. The accommodation comprises an entrance hall, a cloakroom, a kitchen and a sitting room/dining room with French doors leading into the garden. On the first floor are three bedrooms and a bathroom with an en-suite shower room to the master bedroom. The property benefits from PVCu double glazing and gas central heating together with a westerly facing rear garden. In addition to the parking space in an adjacent car park, there is a visitors parking space in front of the house. Halfpenny Road lies on the Constable Park development in the suburb of Harnham which is a popular location on the southern edge of the city. Amenities include a primary school, a convenience store and the picturesque town path which provides a pleasant walk to the city centre. There is no onward chain.

Property Specifics

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

Entrance hall

Radiator, stairs, wall mounted thermostat.

Cloakroom

Fitted with a white suite comprising low level WC, wash hand basin, extractor fan, high level electric fusebox, wood laminate floor.

Sitting/dining room 14'9" x 14'5" (4.50m x 4.41m)

Window and French doors to rear, two radiators, TV point, understair cupboard, space for table and chairs.

Kitchen 11'1" x 8'6" (3.39m x 2.60m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven with four ring gas hob and extractor over, space/plumbing for washing machine, space for fridge/freezer and tumble dryer, sink and drainer, tiled floor, window to front, cupboard housing Potterton gas fired boiler with digital control panel.

First floor - landing

Access to loft, airing cupboard housing hot water tank.

Bedroom one 10'10" x 8'10" (3.32m x 2.71m)

Window to front, radiator, built in wardrobe, door to:

En-suite shower room

Fitted with a white suite comprising low level WC, pedestal wash hand basin, shower cubicle, wood laminate floor, heated towel rail, extractor, fully tiled walls.

Bedroom two 10'0" x 7'6" (3.07m x 2.29m)

Window to rear, radiator.

Bedroom three 6'10" x 6'10" (2.10m x 2.10m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, obscure glazed window to front, extractor, fully tiled walls, shaver point, heated towel rail, wood laminate floor.

Outside

The rear garden has a patio area and the remainder is lawned with timber fences and a garden shed. There is a useful rear gate which also leads to the car park which has a numbered, allocated parking space.

Services

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

Outgoings

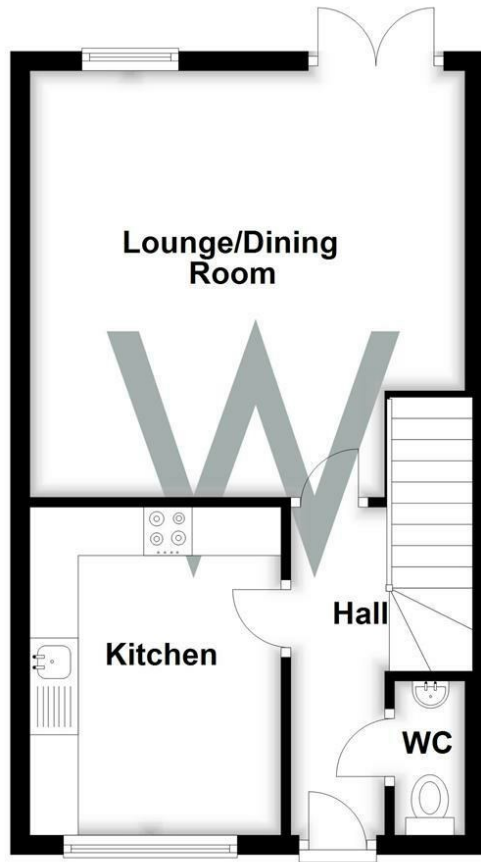
The Council Tax Band is 'D' and the payment for the year 2022/2023 payable to Wiltshire Council is £2,191.82.

WHAT3WORDS

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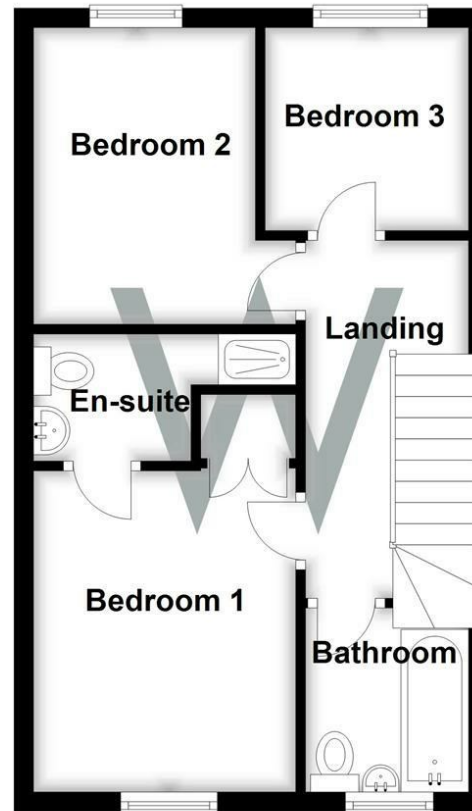
Ground Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Total area: approx. 71.1 sq. metres (764.9 sq. feet)



Energy Efficiency Rating	
Current	Potential
	91
77	

Very energy efficient - lower running costs

(92 plus) **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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