



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

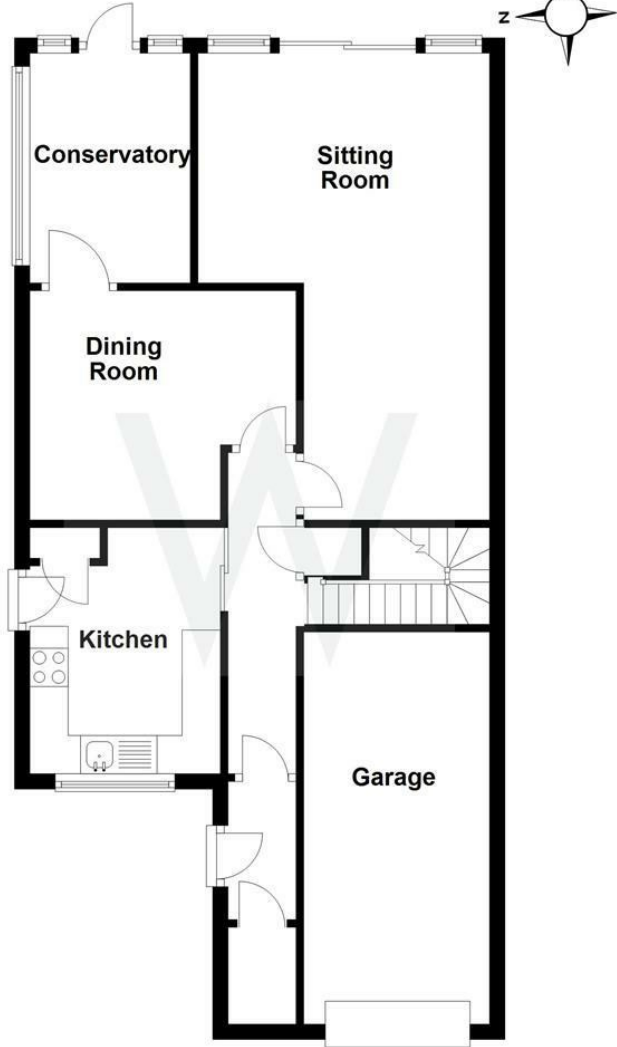
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

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

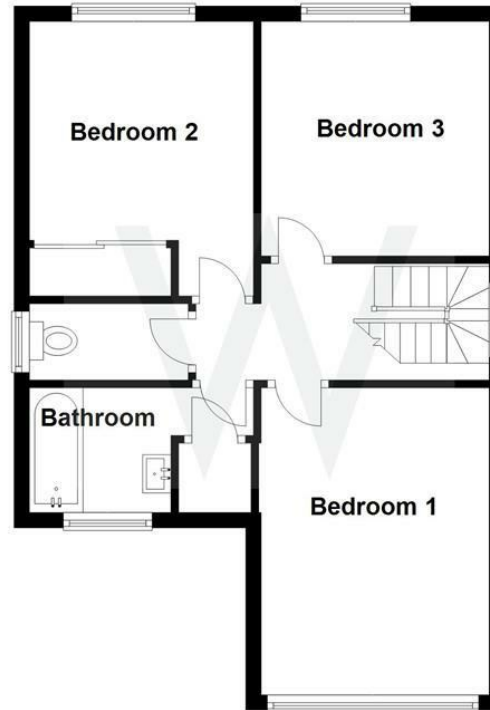
Ground Floor

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) A		
(81-91) B		83
(69-80) C	68	
(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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