

5 Harnham Road  
Harnham/Salisbury









## An immaculately presented three bedroom house, with period features, set in a popular location

5 Harnham Road  
Harnham, Salisbury. SP2 8JG

Guide Price:  
£480,000



- Immaculately Presented
- Four Bedrooms
- Recently Renovated
- Period Features
- Two Reception Rooms
- Popular Area
- Walking Distance to Amenities
- Close to Salisbury City Centre
- Enclosed Garden
- Separate Home Office

### The Property

5 Harnham Road has been lovingly improved by the current owners, bringing modern elements to the property whilst incorporating the period features. Upon entering the house you are welcomed by a bright hallway with wooden panelling to the lower section of the walls and varnished, stripped wooden floorboards.

The large open plan living and dining room is tastefully decorated in a soft colour palette creating a warm and inviting space for dining and relaxing, enhancing this area is a wrought iron period fireplace to the dining room. There is a large double glazed bay window to the front, which lets in lots of light and has an additional window to the dining room end. The flooring mirrors the entrance hall.

Towards the rear of the property is the kitchen, with off-white doors with above and below counter storage with oak block worktops. An inset decorative wrought iron stove is a real feature to this space. Through from the kitchen is a conservatory area which is being used as a boot room, offering a great storage solution for any family. A separate cloakroom completes the ground floor.

On the first floor there are three bedrooms and the recently refurbished shower room. The largest bedroom to the front of the property has two windows and is particularly bright and spacious, there is a decorative period fireplace offering a sense of charm to this space. The shower room has a large walk-in shower with floor to ceiling tiles, the quality white suite has a dark stained wooden vanity unit below the basin.

Stairs leading to the 2nd floor lead you to a large fourth bedroom with Velux windows and sloped ceilings.

The house has had a new Worcester boiler with pipework and recently installed insulation in the loft room.

**Services** - All mains services are connected. Ofcom suggests good mobile coverage with all major mobile networks and Ultrafast Broadband is available

### Tenure

Freehold

### EPC Rating

D (62)

### Outgoings

Council Tax Band: D

### Size

1284 sqft

















## Outside

There is a small partially walled paved garden to the front of the property. Ideal for decorative pots and plants.

The enclosed rear garden has been thoughtfully designed offering a relaxing space to relax and enjoy. The walls have been clad with wooden slats offering a contemporary feel, plant borders with mature shrubs frame the outer edges of the astro turf and paved areas.

There is a useful tall wooden framed storage shed. The brick built home office with power offers a great working from home/office solution, which is completely separate from the house itself.

## Location

The property is located just over the River Avon from the Cathedral Close in a pretty suburb of Harnham. From here it is a level and attractive walk through the Cathedral Close to the City Centre, whilst also being moments away from a number of Harnham's local amenities.



Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities.

There are excellent road links to London and the West Country, Southampton and Bournemouth, and direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station, which is only one mile away from the property.

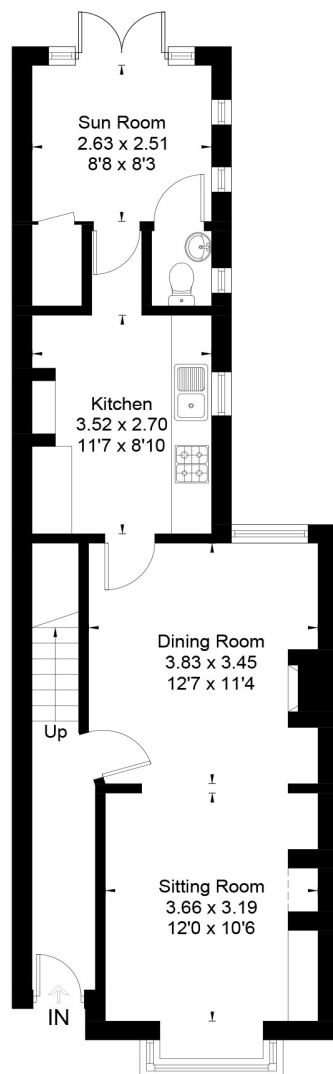






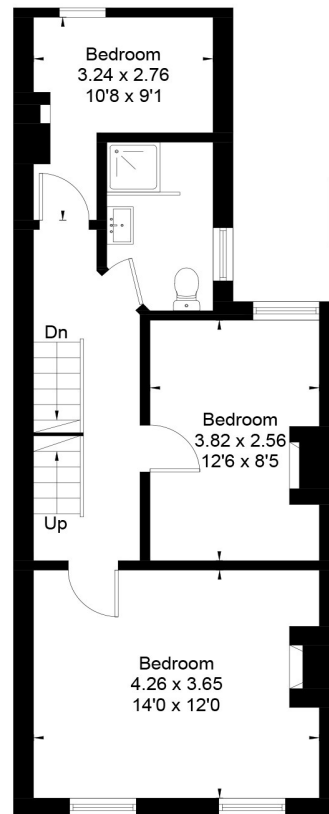


Approximate Floor Area = 119.3 sq m / 1284 sq ft  
 Outbuilding = 4.6 sq m / 49 sq ft (Excluding Shed)  
 Total = 123.9 sq m / 1333 sq ft

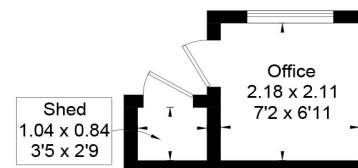


Ground Floor

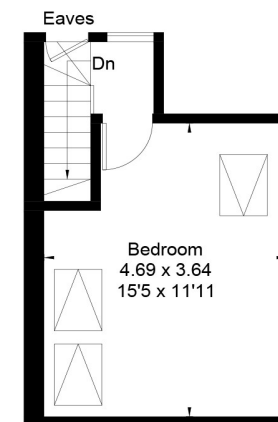
[ ] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102037

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