



21 ANCIENT WAY, SALISBURY, WILTSHIRE SP2 8TE

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BAXTERS
PROPERTY & LAND AGENTS



21 ANCIENT WAY, SALISBURY SP2 8TE
PRICE GUIDE: £350,000

Located on the southern outskirts of the Cathedral city of Salisbury is Ancient Way, a hugely popular residential address within the area known locally as Rowbarrow. The location is well placed for easy access to the city centre, local schooling, Salisbury district hospital and, benefits from a neighbourhood general store.

The property itself is a smart modern semi detached family home which has been well maintained by the current owner who has, during 2022, installed a new gas fired "combi" boiler and contemporary radiators. The cloakroom and family bathroom were both refitted in 2023 as was the kitchen was remodelled with an excellent range of Magnet units and worktops.



The living room is a generous size with polished light oak engineered flooring; the kitchen has been laid with hardwearing Karndean flooring. The first floor accommodation is nicely proportioned with a light and airy landing with three bedrooms and the family bathroom. The property is fully double glazed.

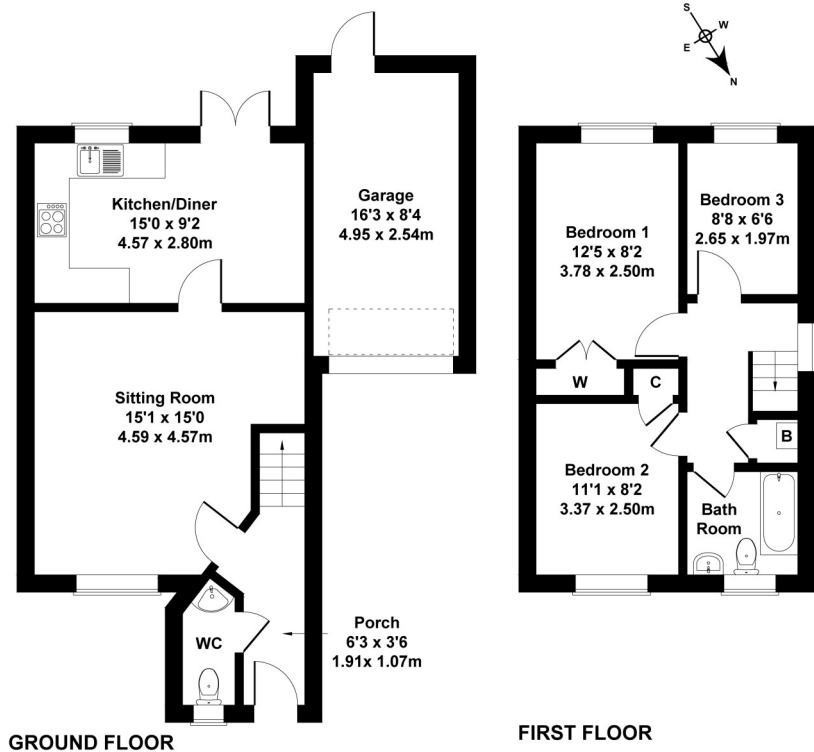
To the front is an open area of garden planted with shrubs and a private drive with parking and access to an attached garage. The garage has an electrically operated up and over door, power and light, eaves storage and a personal door out to garden. The south westerly rear garden is fully enclosed and has been recently landscaped with a rustic stone patio/seating area and low natural stone walling and steps accessing the lawn. The rear boundary is composed of a maturing hedge for privacy and there are planted shrub beds.

LOCATION: Ancient Way in Harnham is located on the edge of the historic cathedral city of Salisbury. Local facilities include a Marks and Spencers food shop at the nearby garage and a Nisa general store a short walk away. Salisbury itself has extensive shopping facilities, a thriving market and a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs, one of which is close by). Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service to London, Waterloo (90 minutes) and the West Country.



21 Ancient Way, Salisbury, SP28TE

Approximate Gross Internal Area
931 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D : £2,525.94 for year 2024/2025. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

DIRECTIONS: Proceed out of Salisbury towards Harnham and at the top of New Bridge Road, bear left onto the Downton Road towards Downton. At the traffic lights, turn right into Rowbarrow and turn right into Longhill Drive. At the T-junction, bear right into Ancient Way and follow the road around and number 21 can be found on the left hand side, clearly identified by the BAXTERS For Sale Board.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy Ref: 10758.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		87
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			