



**114 HARNHAM ROAD, SALISBURY SP2 8JW**

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**BAXTERS**  
PROPERTY & LAND AGENTS





## 114 HARNHAM ROAD, SALISBURY SP2 8JW

### PRICE GUIDE: £555,000

Here we have a 1930s characterful semi detached family home with great kerb appeal, located within the hugely popular suburb of Harnham with easy access to local amenities, well regarded schooling and Salisbury's historic city centre. There is a pleasant open view from the first floor rear bedroom windows which includes the Cathedral spire.

114 Harnham Road is offered for sale in excellent order with nicely proportioned accommodation comprising of a wide welcoming reception hall, sitting room with fireplace and log burner, double glazed conservatory, separate dining room with bay window, large kitchen, utility room and cloakroom. Off the first floor landing you will find three double bedrooms, a single bedroom/office, en suite shower room and a family bathroom. The roof space is boarded with the addition of a skylight.





The property is fully double glazed and centrally heated via a mains gas fired boiler to radiators. There are a great many period features to be found including high ceilings, numerous original 4 panelled doors, timber panelling and cupboards, bay windows original architraves and stair spindles.

To the front of the property is a drive with off road parking for three cars and access to an attached single garage. The rear garden is fully enclosed with a high degree of privacy and is obviously well cared for. There is a generous patio/seating area off the rear of the house leading to a lawn bordered by flower beds and shrubs. An interesting feature of the garden is a former World War II Anderson shelter which could provide additional dry storage. There is a timber garden shed, an external brick store attached to the garage. There is also outside power, water and lighting.

**LOCATION:** Harnham Road is a much sought after residential road in the popular suburb of Harnham, located on the southern side of Salisbury. The property is ideally situated within easy walking distance to the Cathedral and the heart of the city centre with its excellent range of cultural, leisure, shopping facilities and a twice weekly market. Salisbury is surrounded by picturesque countryside, popular for many outdoor pursuits including golf, walking and riding with the New Forest close by. The property also provides convenient access to reach both Bishops & South Wilts Grammar Schools, and an array of schools in the independent sector including Salisbury Cathedral School, Godolphin and Godolphin Preparatory School and Chafyn Grove. There are rail services into London Waterloo from Salisbury with a journey time of approximately 86 minutes. Salisbury has excellent road links to London (A303), Southampton (A36) and Bournemouth (A338).

**DIRECTIONS:** From Salisbury City centre, proceed in a southerly direction along Exeter Street and at the roundabout continue straight across on to Newbridge Road. At the traffic lights bear right onto Harnham Road and continue to follow the road. The property can be found on the right hand side.



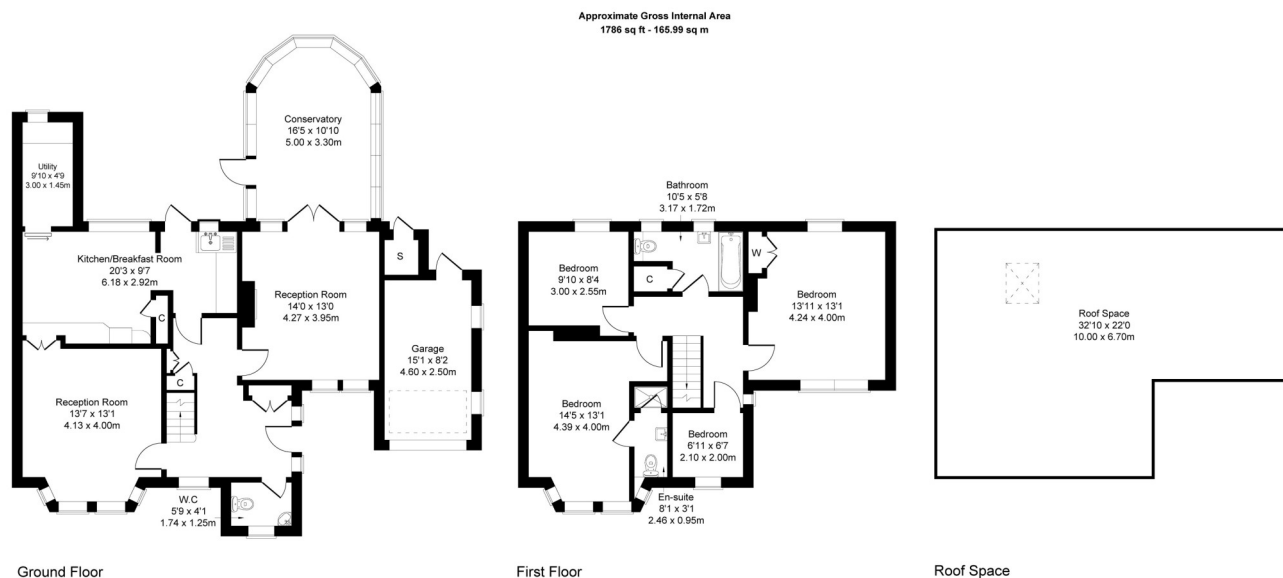


Illustration for identification purposes only, measurements are approximate, not to scale.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F : £3,819.63 for year 2025/2026.

All mains services connected. Main Drainage. Gas Central Heating. Fully double glazed.

**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: 10798.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		