



11 Harnham Road, Salisbury, Wiltshire, SP2 8JG

£1,350 PCM



## About The Property

A lovely three bedroom end terrace property originating from the Victorian era, retaining many original features. The property is located on a highly desirable road within Harnham that lends itself to an easy, level walk into to the City Centre via the historic Salisbury Cathedral Close. More recently, aspects of the property have undergone a refurbishment programme that includes a hand made NEPTUNE kitchen while the carpets have been renewed within the last two years. The property has also been recently redecorated. On the ground floor the accommodation comprises an entrance hall, large open plan reception room/dining area with feature fireplace, modern kitchen with fridge freezer. The light and airy kitchen benefits from French Doors that lead to the rear garden. The first floor boasts similarly well proportioned rooms with a good-sized master bedroom to the front aspect with cast iron fireplace (not in use), a further double bedroom and a single third bedroom to the rear. The bathroom is well equipped with fresh, white sanitary ware and a full-sized bath with shower over. The property benefits from gas central heating. The property also benefits from a good-sized, albeit easy to maintain, enclosed rear garden with a shed and a side gate that provides convenient access to Harnham Road. On-street parking available via annual permit purchase from Wiltshire Council. The property is also well served with a local convenience store, a pub and hotel all within 1-2 minutes' walk.



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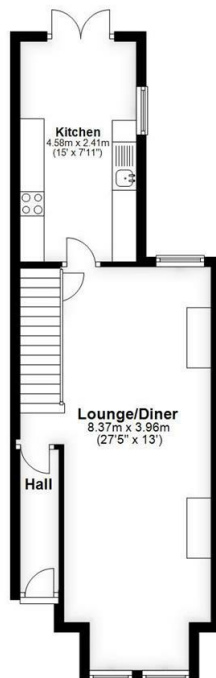
887.00 sq ft

- Three Bedrooms
- Fully fitted designer kitchen
- Recently refreshed paint & carpets
- Permit Parking
- Walking distance to city centre
- Feature fireplaces
- Enclosed rear garden
- Gas central heating

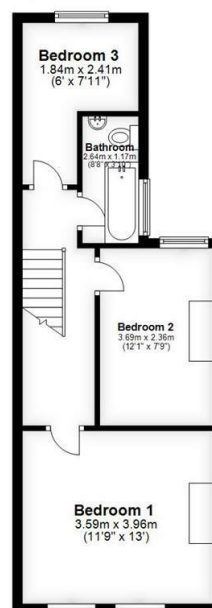




**Ground Floor**  
Approx. 42.0 sq. metres (451.7 sq. feet)



**First Floor**  
Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 82.5 sq. metres (887.8 sq. feet)

## Further Information

Let available date: 8th August 2025  
NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: House - Semi-Detached

Furnish type: Unfurnished

Deposit: £1,555

Local authority: Wiltshire

Council Tax: Band D

EPC: D(60)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	83
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	