



171 Harnham Road, Harnham, Salisbury, Wiltshire, SP2 8JY

£390,000 Freehold

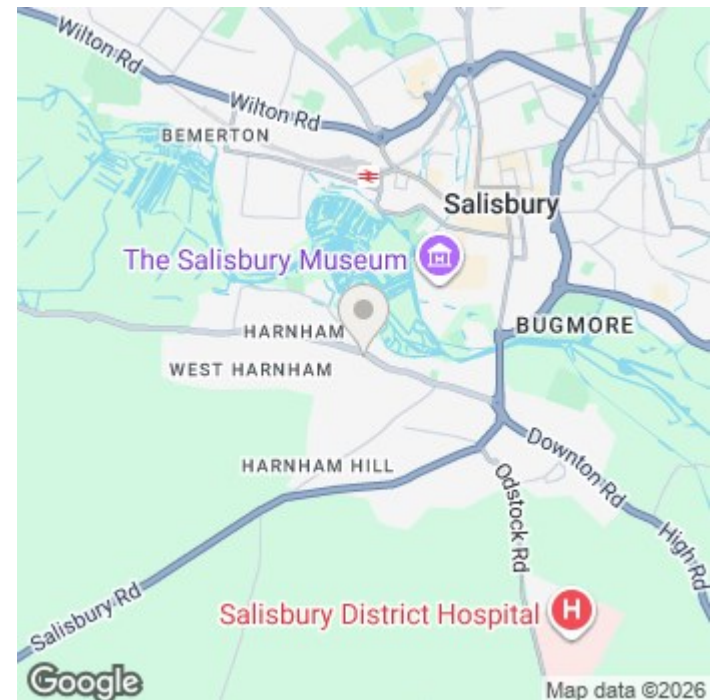
## About The Property

A really wonderful, character townhouse offered in simply stunning condition, within walking distance of the city centre, station and local school. Over the last few years considerable improvements have been made including hard flooring to the ground floor, window shutters, easy maintenance garden and decoration throughout. A further benefit might be a garage which is available by separate negotiation.

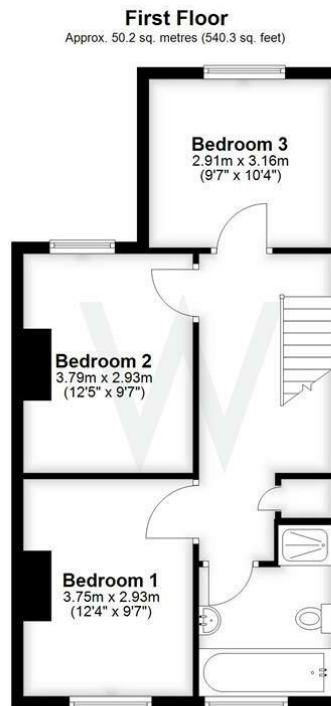
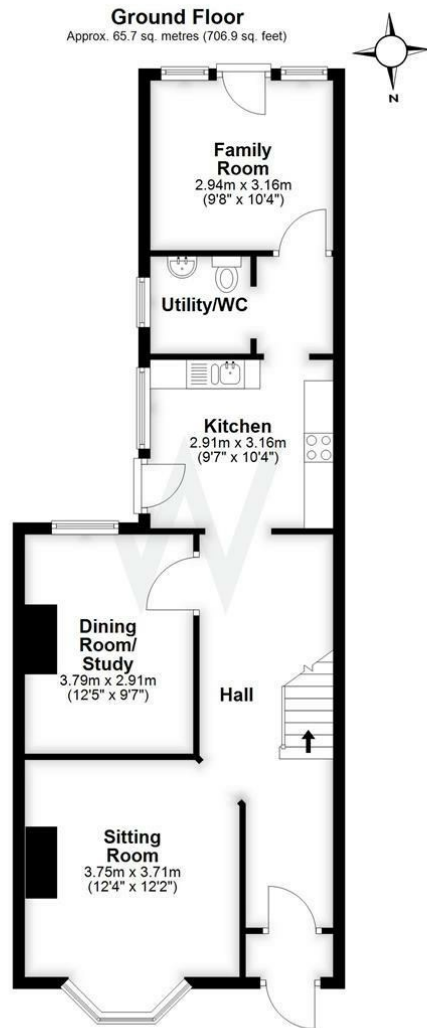
The house is reached via a wrought iron gate leading to the front garden which is laid to brick paviors with low fences to sides and hedging to front. A half glazed front door with windowlight over leads to the hallway with wooden flooring and stairs to first floor and cupboard beneath. The sitting room has a bay window to the front elevation, wooden flooring and exposed brick fireplace with woodburning stove. The dining room features an ornamental wooden fireplace surround with storage space within. The kitchen has a good range of work surfaces with base and wall cupboards, built in dishwasher, one and a half bowl stainless steel sink with drainer, cooker and further appliance space, new vinyl flooring and door to garden. A rear lobby leads to the utility/cloakroom with wc, hand basin, space and plumbing for washing machine, wall mounted gas boiler for central heating and hot water. Completing the ground floor is a family room which has a door to and overlooks the rear garden. The garden is designed for easy maintenance with paving and gravel areas, timber fencing to sides and rear with pedestrian access to rear. Garden shed, shrubs and flower beds.

NB. If required, a garage is available by separate negotiation.

- Character Town house
- Quite Superb Condition
- Three Reception Rooms
- Utility/Cloakroom
- Three good Bedrooms
- Period Bath/Shower Room
- Gas Central Heating
- Double Glazing
- Good Garden
- Garage available by negotiation







Total area: approx. 115.9 sq. metres (1247.3 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2,644.36 (2025/2026)

Tenure: Freehold

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

Heating : Gas fired central heating.

Directions : Leave Salisbury in a southerly direction via Exeter Street and at the roundabout continue forward into Newbridge Road. Stay in the right hand lane and after the traffic lights turn right towards Harnham. Continue along Harnham Road for approximately a quarter of a mile and the property can be found on the left hand side just before the turn for Saxon Road.

What3Words : ///pools.hops.expect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(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	