



9 Harnham Road, Harnham, Salisbury, Wiltshire, SP2 8JG

£425,000 Freehold

An extremely well presented three bedroom terraced house in a popular location near to the city centre.

Description

The property is an Edwardian end of terrace house situated in a popular location in the sought after suburb of Harnham. The well proportioned accommodation is extremely well presented throughout and comprises an entrance hallway and an open plan sitting/dining room. The sitting room has a fireplace with a coal effect gas fire. The kitchen/breakfast room has a good range of units with some integrated appliances and a breakfast area with fitted seating. To the rear is a cloakroom and a conservatory which accesses the garden which enjoys a south easterly aspect. The conservatory extends through to a utility area. On the first floor there are three bedrooms, two of which are doubles. The main bedroom has an excellent range of fitted furniture and the bathroom has a contemporary white suite. There is also a large loft area that could be converted to provide further accommodation. Benefits include PVCu double glazing, some of which are sash and gas central heating. The property lies in a convenient position on the southern outskirts of the city where there is a nearby convenience store and a public house. The city centre lies approximately half a mile away and a pleasant 10 minute walk through the Cathedral Close brings you into the High Street.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance hall

Inset porch with light, part glazed front door, wooden floor, part glazed door to;

Sitting/dining room

Bay window to front with seating and storage under, cast iron fireplace with attractive coal effect gas fire, low level storage cupboards, wooden floor, space for table and chairs, radiators, stairs with storage cupboard under, wall mounted thermostat, part glazed door to;

Kitchen/breakfast room

Fitted with an excellent range of cream fronted base and wall units, integrated dishwasher, microwave, fridge, space for electric Aga style oven, tiled floor, space for table with fitted seating, stable style door to;

Conservatory/Utility room

Brick and double glazed elevations with a pitched perspex roof and French doors to garden, work surface with sink and space plumbing under for washing machine, space for fridge/freezer, door to;

Cloakroom

Fitted with a low level WC, wash hand basin.

Stairs to first floor - landing

Loft access, storage cupboard.

Bedroom one

Two windows to front, range of fitted wardrobes, radiator.

Bedroom two

Window to rear, radiator.

Bedroom three

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath, low level WC, wash hand basin with cupboard under, inset spotlights, extractor, obscure glazed window to side.

Outside

The rear garden enjoys a south easterly aspect and is paved with brick and timber boundaries. There is a solid storage shed and a side gate providing access to the road.

Services

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

Outgoings

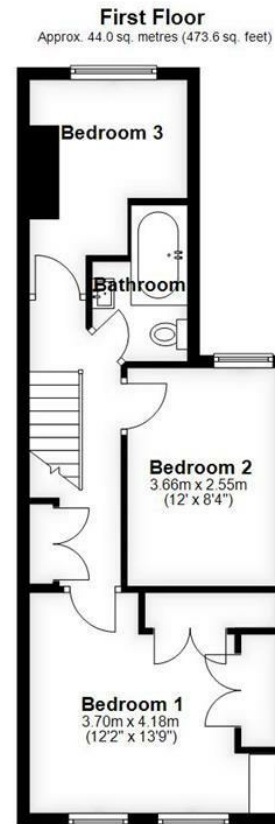
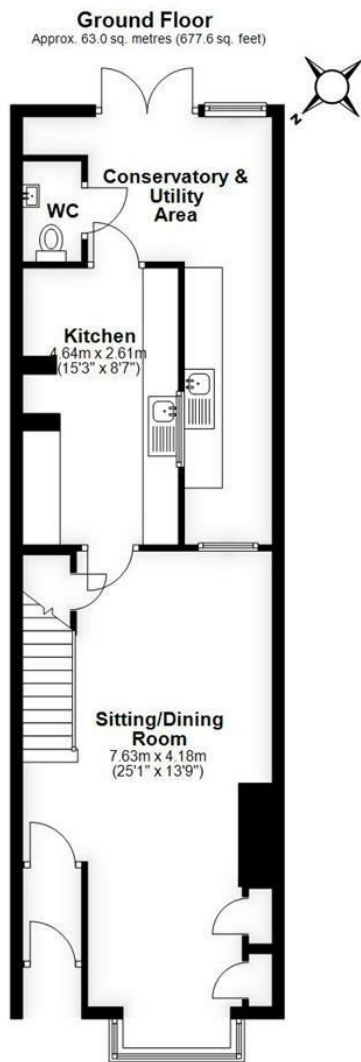
The Council Tax Band is ' D ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2644.36.

Directions

Leave Salisbury via Exeter Street and at the roundabout turn right into St Nicholas Road, proceeding through the traffic lights and over the bridge before bearing right in to Harnham Road. The property can be found after a short distance on the left hand side.

WHAT3WORDS

What3Words reference is: [///beard.tapes.bliss](#)



Total area: approx. 106.9 sq. metres (1151.2 sq. feet)

WHITES

Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP

01722 336422

www.hwwhite.co.uk

residential-sales@hwwhite.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		85
(81-81) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

