



28 Montague Road, Harnham, Salisbury, Wiltshire, SP2 8NL

Guide Price £600,000 Freehold

A superb modern detached house, extended in recent years to provide exceptionally spacious family accommodation, quietly situated in a very popular close on the edge of the city.

Description

A superb modern detached house, extended in recent years to provide exceptionally spacious family accommodation, quietly situated in a very popular close on the edge of the city but still within walking distance of the centre and train station via the town path. There is a wonderful kitchen/dining/living room with bifold doors to garden, utility room, cloakroom, sitting room, family area, four bedrooms, shower room and two bathrooms. There is ample parking, garage and a good sized and private garden. Gas central heating is by radiators and the windows are upvc triple glazed. Highly recommended for and early viewing.

Entrance porch

Light, electric charging socket, part glazed door to:

Entrance hall

Stairs to first floor, understairs cupboard, wooden floor.

Cloakroom

Wc, hand basin with cupboard below, part tiled walls, tiled floor.

Sitting room

Wooden flooring, fireplace with exposed brickwork, slate hearth and wooden surround.

Living Room

Fireplace with log effect fire, wooden flooring.

Family Area

Wooden floor, open to:

Kitchen/dining room

Superb open plan room with bifold doors to garden, wooden flooring, granite worktops with base and wall mounted cupboards and drawers, island with drawers, inset one and a half bowl sink with drainer to side and mixer tap, fridge freezer space, built in oven, microwave, hob and extractor hood. Velux windows.

Utility room

Work surfaces with base and wall cupboards and drawers, plumbing and space for washing machine, space for tumble dryer, one and a half bowl sink unit, Viessman wall mounted gas boiler for heating and hot water, gas hob.

Stairs to first floor - landing

Hatch to loft space, cupboard housing lagged hot water tank and immersion heater.

Bedroom one

Range of built in wardrobes.

En-suite bathroom

Contemporary roll edge bath, large basin with drawers beneath, wc, part tiled walls, wood effect flooring.

Bedroom two

Built in wardrobe.

Bedroom three

Shower Room

Large cubicle with thermostatic mixer shower and glass screen, wc and hand basin, boarded walls.

Bedroom four

Bathroom

Paneled bath with thermostatic mixer with rainfall and hand held showers, concealed cistern wc, wash hand basin, with side shelving and cupboards, part tiled walls.

Outside

The property sits behind a low brick wall with opening leading to a gravel driveway offering ample parking for several vehicles, adjacent lawn with flower beds and shrubs. Side pedestrian access leads to the good sized and private rear garden with paved terrace leading to lawn with ornamental pond, well stocked flower beds, shrubs and trees. A brick pathway leads through an archway to a further area of garden with vegetable area and wild garden. All enclosed by timber fencing. Outside tap and electricity power point.

Garage

Up and over door, light and power, door to garden.

Services

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

Outgoings

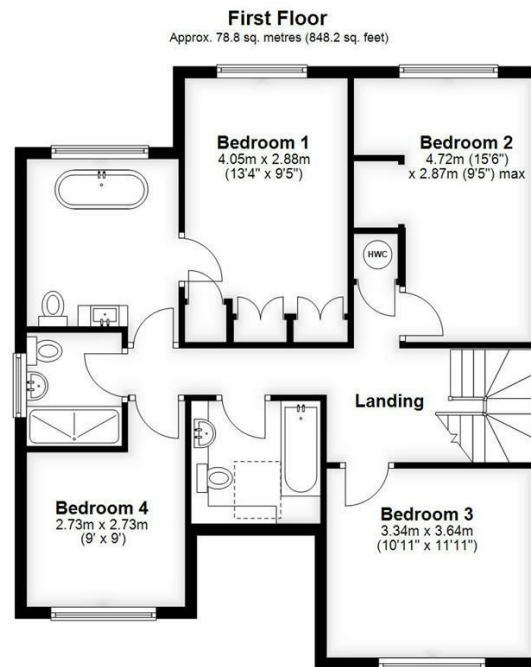
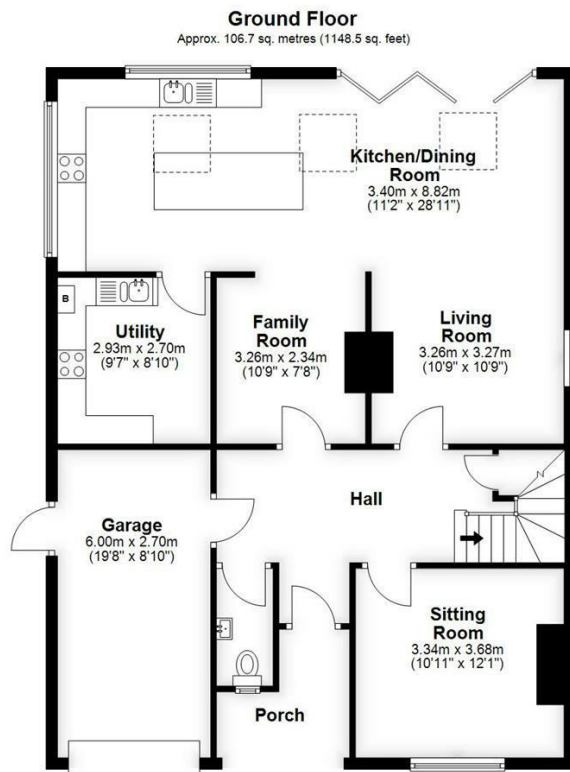
The Council Tax Band is ' E ' and the payment for the year 2025/2026 payable to Wiltshire Council is £3231.99.

Directions

From our offices in Castle Street proceed out of Salisbury along the Newbridge Road and at the roundabout turn right to Harnham. Continue along Harnham Road into Netherhampton Road. Having passed the One-Stop shop on the left hand side after approximately one quarter of a mile turn left into Montague Road. Number 28 will be found on the right hand side.

WHAT3WORDS

What3Words reference is: ///drank.soil.almost



Total area: approx. 185.5 sq. metres (1996.7 sq. feet)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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		

WHITES
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