



22 Parsonage Green, Salisbury, Wiltshire, SP2 8LA

£400,000 Freehold

About The Property

The property is semi detached house which has been improved and extended both to the side and rear to provide superb family accommodation which is presented in excellent order throughout.

There is an entrance hallway with a sitting room that has a woodburner and French doors to the garden. There is a cloakroom, an open plan study area and a large L-shaped, high specification kitchen/dining room which is formed from the extensions. It has an excellent range of units with Granite work surfaces over, an integrated Belling Range style cooker with electric ovens and grill and a five ring gas hob over. There is also an integrated slimline dishwasher, a microwave and space for a large fridge/freezer. The dining area has space for a large table and chairs and a particular feature of this area is a roof lantern window and tri-fold doors that open on to the garden.

On the first floor are three double bedrooms with an en-suite shower to the master bedroom which has an excellent range of fitted furniture and there is a family bathroom. Two of the bedrooms overlook the recreation area to the front and there are far reaching views towards Hamham Hill.

To the front of the property is off road parking for two cars in addition to residents spaces and the rear garden has a lawn with both a raised patio area and a composite decked area. At the rear of the garden is a detached single garage (4.87m x 2.40m). Further benefits include PVCu double glazing and gas fired central heating.

A viewing of this property is highly recommended both to fully appreciate the size and presentation of this house together with its quiet and private position within the cul de sac.

Parsonage Green is a cul de sac in the popular suburb of Harnham. It is well located for the nearby primary school and there are countryside walks nearby. There are local convenience stores and a nearby bus service to the city centre. The hospital also lies approximately two miles away.



3



2



1



1282.00 sq ft

- Extended semi detached house in cul de sac
- Three double bedrooms
- Large kitchen/dining room
- Study area
- Cloakroom
- FF bathroom
- En-suite shower to master
- PVCu DG & gas CH
- Gardens, garage and ORP
- Open views to front





Further Information

Local Authority: Wiltshire Council

Council Tax: C - £2,350.54 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating.

Directions: From the city proceed south along Newbridge Road and at the traffic lights turn right onto the A3094 New Harnham Road. Continue into the Harnham Road and turn left at the traffic lights into Saxon Road. Bear around to the right before taking the first left in to Parsonage Green. Continue around the right hand bend and the property can be found on the right hand side.

What3words: ///eagle.bike.ducks



Total area: approx. 119.1 sq. metres (1282.3 sq. feet)

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