



Rosebank 3 Cecil Avenue, Harnham, Salisbury, Wiltshire, SP2 8EE

Guide Price £340,000 Freehold



**A delightful detached chalet bungalow in one of Salisbury's most popular roads together with driveway, garage and parking.**

### **Description**

A delightful detached chalet bungalow, built by the current owner and situated in one of Salisbury's most popular roads within walking distance of the hospital, local stores, city centre and schools. There are gardens to front and rear, driveway parking leading to an attached garage with up and over doors to front and rear, good sized workshop, gas central heating with recent boiler and double glazed windows. The adaptable accommodation consists of a sitting room, kitchen, cloakroom and double bedroom on the ground floor with 2 further bedrooms and bathroom on the first floor. The cloakroom was originally a shower room so this could be reinstated. The property has been well maintained but is now in need of some updating and vacant possession is offered.

### **Entrance porch**

Door to:

### **Entrance hall**

Stairs to first floor with storage space below, cupboard housing modern consumer unit, (last checked in 2020).

### **Sitting room**

Ornamental fireplace with gas fire.

### **Kitchen**

Door to garden, range of work surfaces with base and wall cupboards and drawers, single drainer sink with mixer tap over, 4 ring gas hob with extractor over, built in double oven, appliance space with plumbing for washing machine, cupboard housing Vaillant gas boiler for heating and hot water ( installed in 2018 and serviced annually ).

### **Cloakroom**

Deep storage cupboard (this is where the shower was situated), low level wc and hand basin.

### **Bedroom three**

Double aspect room with windows to front and rear.

### **Stairs to first floor - landing**

### **Bedroom one**

Built in wardrobe and eaves storage cupboards.

### **Bedroom two**

Double aspect room with built in wardrobes and eaves cupboards.

### **Bathroom**

Panel bath, low level wc (macerator) and wash hand basin. Heated towel rail, shelved cupboard, shaver socket.

### **Garage**

Up and over doors to front and rear, light and power.

### **Outside**

The front garden is approached via double metal gates to the brick pavior driveway leading to the garage. There is a front lawn surrounded by flower beds, shrubs and rose bushes. The rear garden has a lawn, paved seating area, mature shrubs and flower beds. Wooden garden workshop (3.34m x 2.1m) with light and power, store shed, external lighting. Enclosed by timber fencing and walling. Covered rear porch.

### **Services**

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

### **Outgoings**

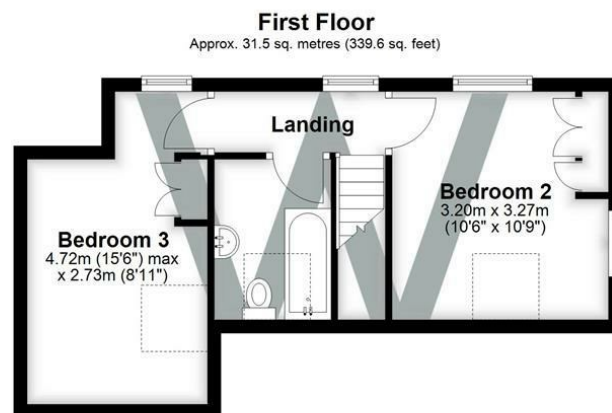
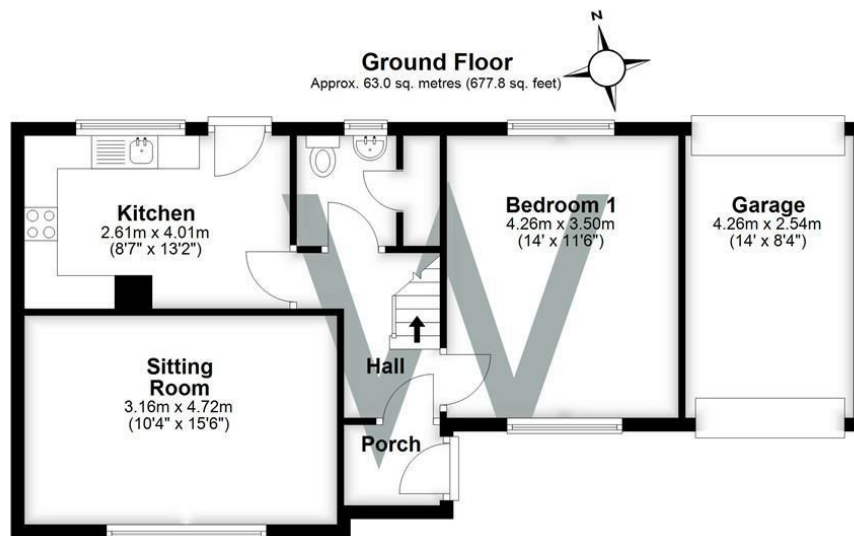
The Council Tax Band is ' D ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94

### **Directions**

From our offices in Castle Street

### **WHAT3WORDS**

What3Words reference is: ///flags.dining.tanks



Total area: approx. 94.5 sq. metres (1017.4 sq. feet)



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

**WHITES**  
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