



34 Norfolk Road, Harnham, Salisbury, Wiltshire, SP2 8HG

£270,000 Freehold

About The Property

Situated in a popular location, within a stones throw of the local minimart and within walking distance of good primary school, the city centre and railway station (London Waterloo 1 hour 40 minutes), a spacious house together with parking and good garden.

To the front of the property is a driveway for parking with gravel to side and mature Torbay Palm, enclosed by low brick walls with wrought iron railings.

The house is approached via an enclosed, glazed porch leading to the hallway with stairs to first floor and storage beneath. This leads to the kitchen to the rear which also houses the wall mounted gas boiler for heating and hot water. There is a range of work surfaces, breakfast bar, stainless steel sink and drainer, built in oven, hob and extractor hood, plumbing and space for washing machine and doors to dining area and conservatory. The sitting/dining room is double aspect with window to front and sliding doors to the conservatory and there is an ornamental fireplace. The glazed conservatory is L-shaped with single door and sliding doors to garden.

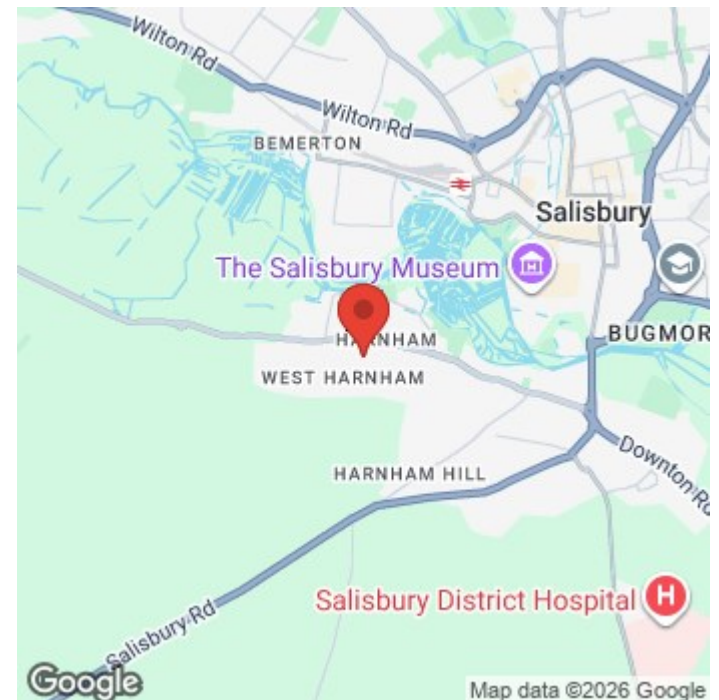
On the first floor are two double bedrooms both with wardrobes., a single bedroom and shower room.

The rear garden is a good size with two block built outbuildings (one is 2.6m x 2.5m and the other 2.5m x 2.3m), 2 garden sheds and greenhouse. Paved patio leads to fishpond and lawn. This leads onto a gravel area. All enclosed by timber fencing.

The neighbouring properties are of a non-standard construction. This property is separated with cavity walls and is of a standard construction.



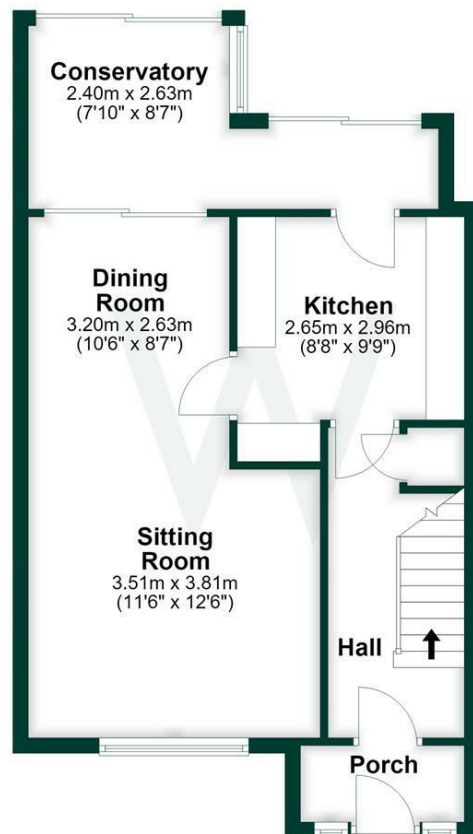
- Three Bedrooms
- Popular Location
- Close to School and Shop
- Good Garden
- Driveway Parking
- Conservatory
- In Need of Updating
- No Onward Chain





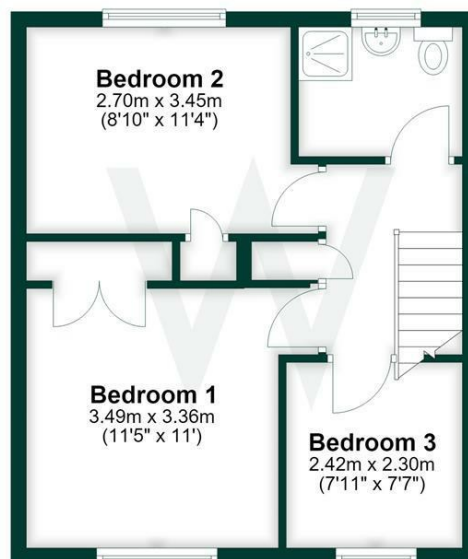
Ground Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 89.5 sq. metres (963.5 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

Tenure: Freehold

Services: All main services are connected.

Heating: Gas central heating by radiators.

Directions: From the city proceed south along Newbridge Road and at the traffic lights turn right onto the A3094 New Hamham Road. Continue into Hamham Road, proceed over the traffic lights and turn first left into Norfolk Road. At the T-junction turn right where the property will be seen on the right hand side.

What3words:///roofs.gain.scenes

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	