



Flat 1, 110 Netherhampton Road, Harnham, Salisbury, Wiltshire, SP2 8LH

£140,000 Share of Freehold

About The Property

Offered in truly stunning condition, this compact ground floor flat has been the subject of a complete makeover in the last few months and is now ready for immediate occupation.

A wrought iron pedestrian gate with low brick walling to the sides leads to the front door with a gravelled area to the side and a full width porch with timber uprights. The front door opens into the sitting room with wood effect flooring and also incorporating the kitchen area which has timber cladding behind wooden work surfaces and upstands, built in cupboards and drawers, oven, hob and extractor, one and a half bowl single drainer stainless steel sink unit, space and plumbing for washing machine and wall mounted Vaillant gas boiler for central heating and hot water. To the rear is a double bedroom with built in wardrobe and a bathroom with a white suite including mixer taps and shower attachment over the bath together with a glass shower screen.

Outside there is an allocated parking space (to the left of the garages) and a communal garden which has paved sitting and gravelled areas, BBQ, pergola, seating and washing line. There are two additional visitors parking spaces.

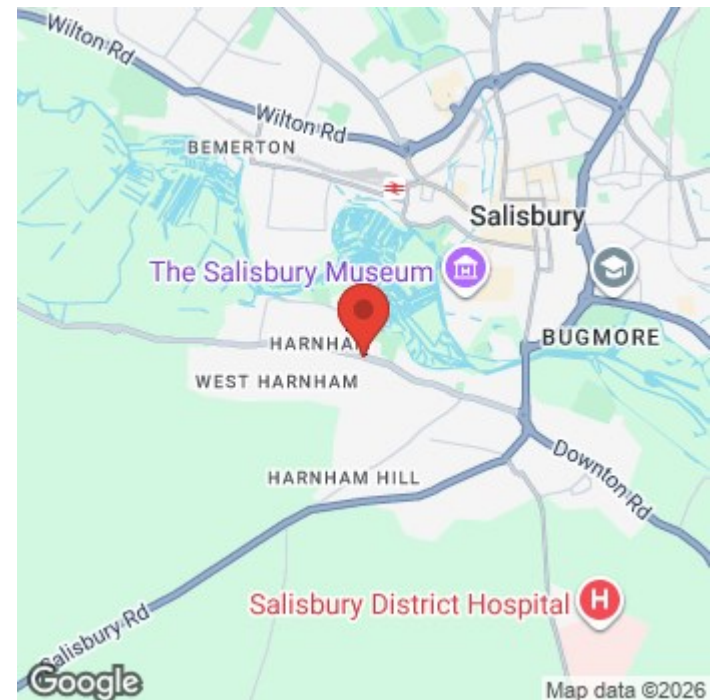
It is situated in a really good location within a stones throw of the local shop and post office, local bus routes and also within walking distance of the city centre and railway station via the Town Path.

Benefits include Gas central heating and double Glazing. As part of the refurbishment there is new flooring throughout, new skirting boards, door handles and blinds, LED lighting, hand painted kitchen with new appliances as well redecoration throughout. There is no onward chain.



333.68 sq ft

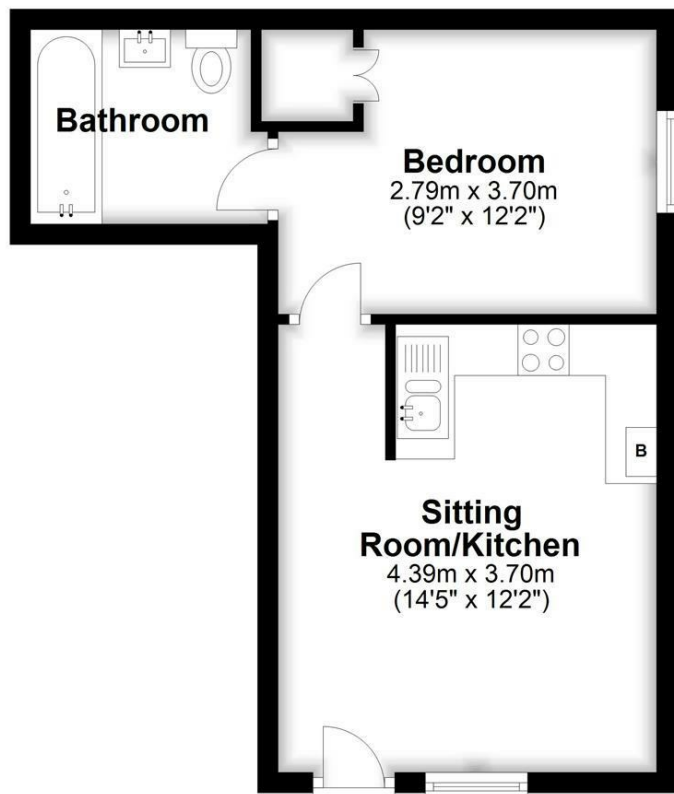
- Ground Floor Flat
- Excellent Condition
- Parking Space
- Communal Garden
- Double Bedroom
- Sitting Room / Kitchen
- Gas Central Heating
- Double Glazing
- No Onward Chain
- Must Be Seen





Ground Floor

Approx. 31.6 sq. metres (339.6 sq. feet)



Total area: approx. 31.6 sq. metres (339.6 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: A - £2,468.97 (2026/2027)

Tenure: Share of Freehold

Services: All mains services connected.

Heating: Gas central heating.

Directions: From Salisbury proceed south along Exeter Street, over the roundabout into Newbridge Road and at the gyratory system turn right onto Hamham Road. Continue into Netherhampton Road where the property will be seen on the right hand side just after the zebra crossing.

What3Words: ///ramp.tummy.sends

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	