15 Viking Way, Harnham, Salisbury, Wiltshire, SP2 8TA

£475,000 Freehold

About The Property

A spacious four bedroom detached family house situated in a popular residential development on the edge of the city, close to local minimart, bus routes and the hospital. It is within walking distance of the city centre, with a good primary school and excellent grammar school nearby. Recently redecorated and carpeted, the house is offered in good condition together with double glazing and central heating and is also offered with the benefit of no onward chain.

To the front of the house is a tarmacadam driveway with lawn to side and pedestrian access path to rear garden. Steps lead up to the entrance porch with outside light and half glazed front door. The entrance hall has doors to all principal rooms and the staircase to first floor. The sitting room has a bay window to the front, wall lights and an ornamental fireplace with inset living flame gas fire with wooden and stone surround. The dining room is to the rear and has sliding doors to the garden. The kitchen/breakfast room which has an excellent range of units with built in oven, hob and extractor hood, one and a half bowl sink unit, space for dishwasher, space for fridge/freezer and a tiled floor. There is a utility room with space and plumbing for a washing machine and tumble drier, worksurface with sink and drainer, tiled floor and door to garden. Off this there is a cloakroom. Completing the ground floor is an integral garage with up and over door, light and power.

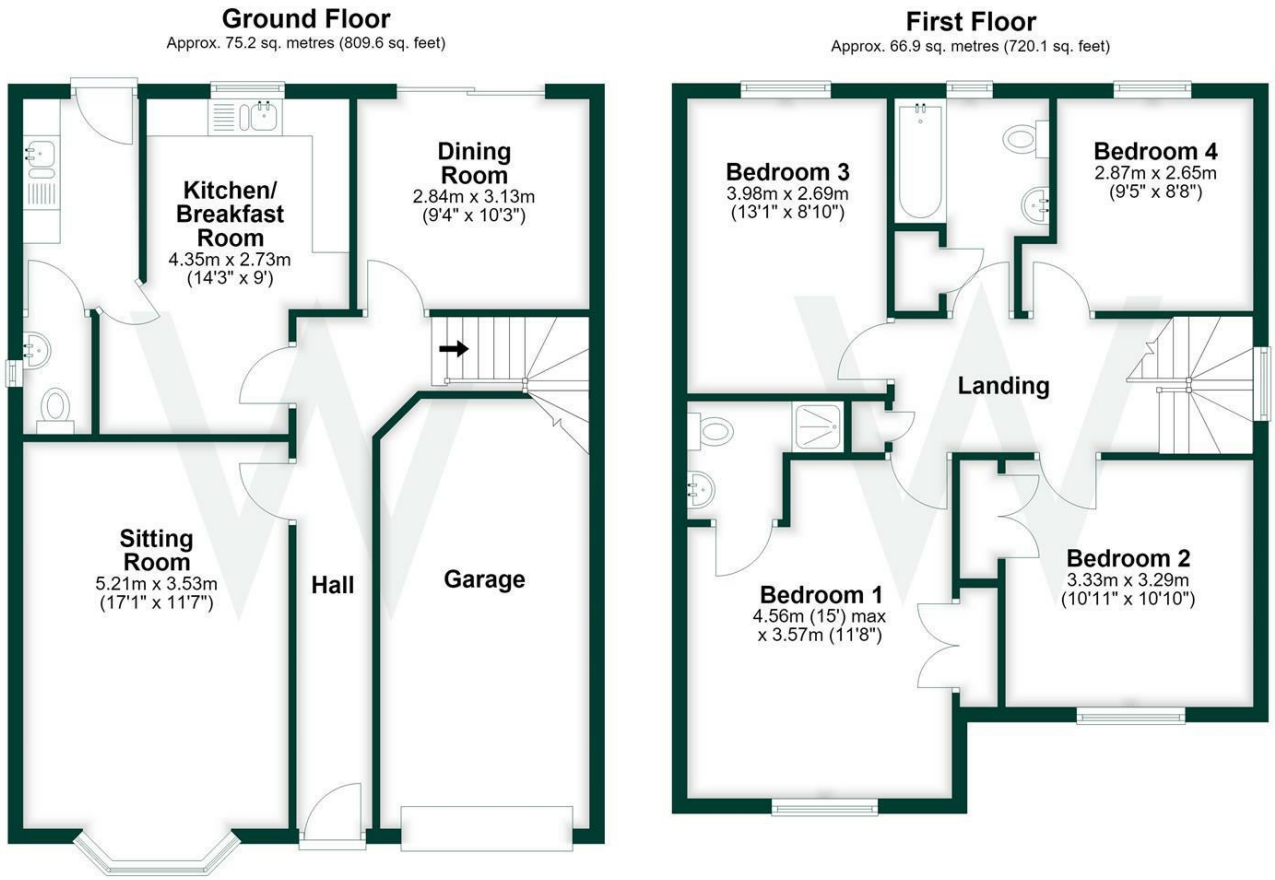
On the first floor, the landing has a storage cupboard and hatch to the insulated loft. The master bedroom has built in wardrobes and an ensuite shower room with thermostatic shower and heated towel rail. Bedroom 2 also has built in wardrobes and there are two further bedrooms and a family bathroom with a white suite, a heated towel rail, thermostatic shower, tiled walls and floor.

The rear garden has a large paved patio with brick edging leading to lawn with timber fencing to all sides. Further seating area to rear. Water tap and storage area to the side.

Viking Way is situated on the Rowbarrow development just off the Downton Road and local amenities include a Nisa store, a Marks & Spencer's outlet on the Downton Road and an excellent bus service to the city and to Salisbury District Hospital. The city centre lies approximately 1.5 miles distant where there are further educational, shopping and recreational facilities.

4 | 2 | 2 | 1529.70 sq ft

- Overlooking Central Green
- No Onward Chain
- Four Bedrooms
- Bathroom and Shower Room
- Garage and Driveway
- Gas Central Heating
- Downstairs Cloakroom
- Private Garden
- Two Reception Rooms
- Close to the Hospital



Total area: approx. 142.1 sq. metres (1529.7 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: E - £3394.83 (2026/2027)

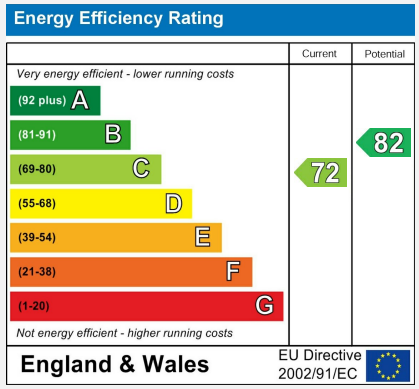
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: Leave Salisbury along Exeter Street and at the roundabout go straight ahead into New Bridge Road. Keep in the right hand lane, proceeding over two sets of traffic lights into the Coombe Road. At the mini roundabout turn left towards the hospital and proceed over the next roundabout before turning left into Rowbarrow. Take the first turning on the left into Viking Way. Bear left, then right where the house will be seen on the left.

What3words: ///cute.tags.market



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