



W  
WHITES

Sandlewood, Portland Avenue, Harnham, Salisbury, Wiltshire, SP2 8BS

£420,000 Freehold

## About The Property

The property is an extended detached bungalow situated on a private, no through road on the southern edge of the city in the popular suburb of Hamham. It is in need of modernisation and offers an excellent opportunity to create a lovely family home in one of Salisburys most popular locations.

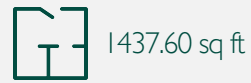
The well proportioned accommodation has a large hallway with storage cupboards and access to the loft. There is a large sitting room which enjoys a double aspect with views over the garden. Leading from this room is a dining room which forms the extension and this room has sliding doors leading out on to a patio area. There is an unmodernised kitchen/breakfast room with a range of units and space for a table and chairs, with cupboard housing the gas boiler. Behind the kitchen is a useful rear lobby and this accesses the garden. There are three double bedrooms, two of them having fitted wardrobes and there is a bathroom with a walk in bath and a separate WC. There is also an integral garage which is accessed from the hallway. The layout offers the potential for alteration, as the garage could be converted into further accommodation. Further benefits include gas warm air heating and PVCu double glazing.

Externally, the gardens lie on three sides of the property, The front of the bungalow enjoys a southerly aspect and the larger part of the garden faces west. There is a further garden area behind the property and there is also off road parking in front of the garage.

Portland Avenue is a sought after location and has excellent access to Salisbury District Hospital. Hamham has a range of amenities including a bus service, a primary school and various shops including a Nisa store and an M & S outlet on the nearby Downton Road.

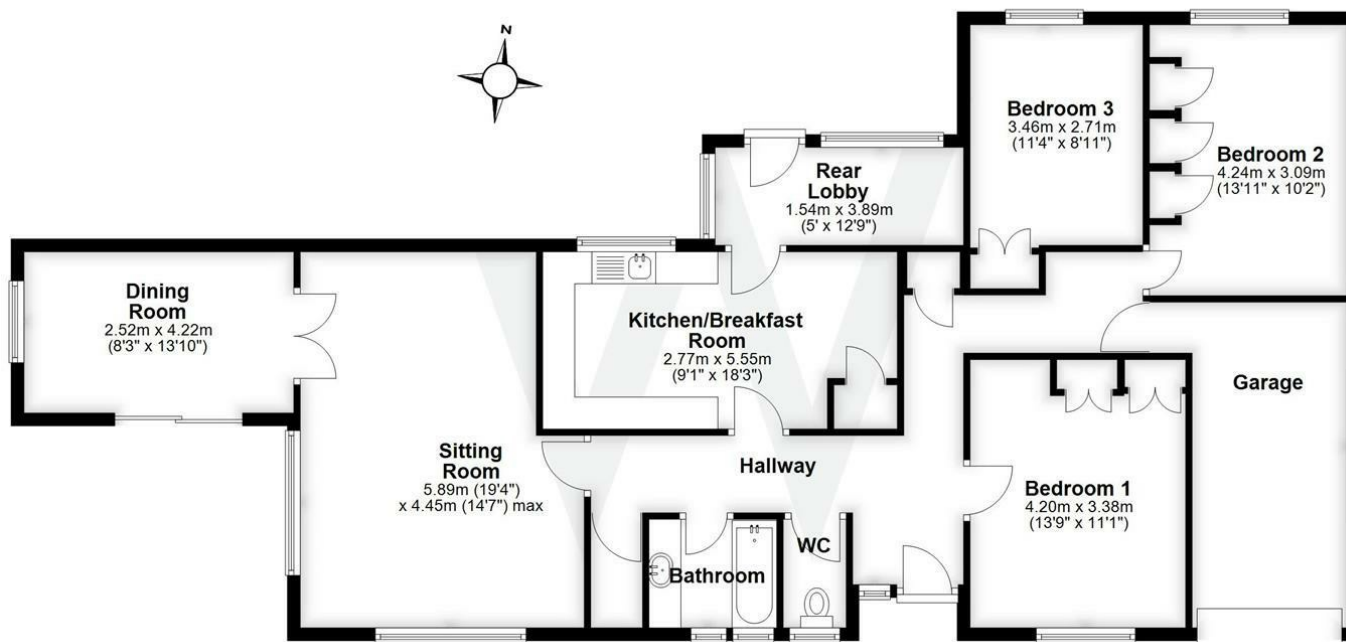
The property is offered to the market with no onward chain.

- Detached bungalow
- Updating required
- Three double bedrooms
- Sitting room and dining room
- Kitchen/breakfast room
- Separate WC
- Bathroom
- Garage and parking
- Gardens on three sides
- No chain





**Floor Plan**  
Approx. 133.6 sq. metres (1437.6 sq. feet)



Total area: approx. 133.6 sq. metres (1437.6 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: E - £3231.99 (2025/2026)

Tenure: Freehold

Services: Mains electricity, water and septic tank drainage. Gas warm air heating.

Directions: Leave Salisbury on the A354 Blandford Road and after passing Andrews Way on the left hand side, proceed for approximately 500 yards before turning left in to Portland Avenue. The property is the first bungalow on the left hand side.

what3words: ///beam.flight.acted

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>79</b> |
| (55-68) <b>D</b>                            | <b>61</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 |           |