



2 Saxon Road, Harnham, Salisbury, Wiltshire, SP2 8JZ

£375,000 Freehold

## About The Property

Really spacious end terrace character home with garden and parking within walking distance of the city centre, local park, train station and with a view of the Cathedral.

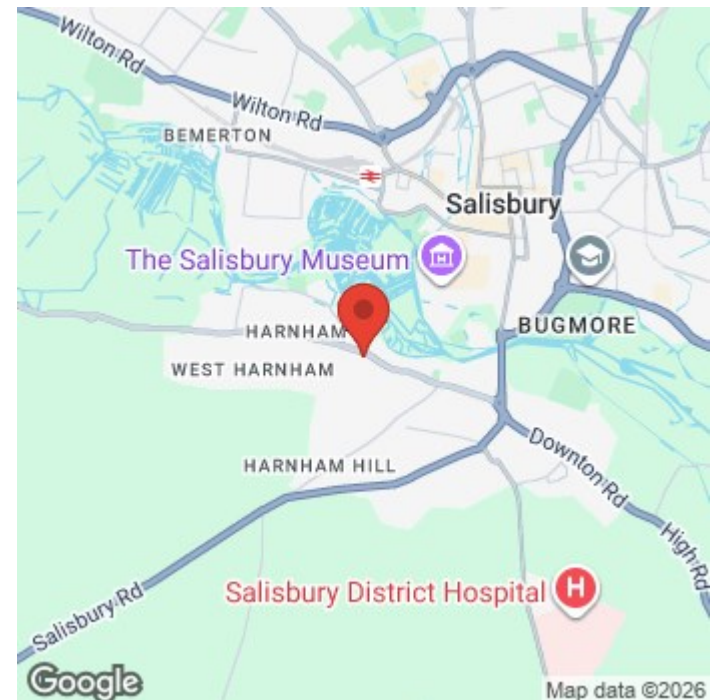
Situated in a highly convenient location close to Hamham School and within walking distance of the city centre via the town path and thus the mainline railway station to Waterloo, a character end of terrace home together with a lovely garden, which offers tremendous potential for alteration to make a fabulous family home. The windows are double glazed and there is gas fired central heating by radiators. Character features include the original doors, fireplaces and picture rails.

Enter via a covered porch into the entrance hall with stairs to the first floor. To the front of the house is the double aspect sitting room with fireplace with shelves and recess to side, bay window to front elevation and picture rail. The dining room has a fireplace, picture rail and understairs cupboard (this could be converted into a WC, subject to permissions). To the rear is the kitchen/breakfast room which has a good range of worksurfaces, kitchen cabinets with solid wooden doors and drawers, appliances, cupboard housing gas boiler for heating and hot water and door to garden. On the first floor are three bedrooms, the master bedroom being a particularly good size with ensuite space subject to permissions and a bathroom. The landing has a glazed hatch to loft in which there is a velux window.

Outside, there is an area of garden to the front of the property which is paved with shrubs and flowerbeds with low brick retaining wall. The south facing rear garden is walled with two pedestrian access gates and has a sitting area with central pathway, lawn to either side with well stocked flowerbeds, shrubs, fruit trees and bushes including; pear, raspberry and gooseberry. The parking space is at the end of the garden.



- Character Home
- Three Bedrooms
- Sitting Room and Dining Room
- Parking Space
- Garden
- Gas Central Heating
- Double Glazing
- Cathedral View
- Close to local Park
- Walking distance to City





## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)

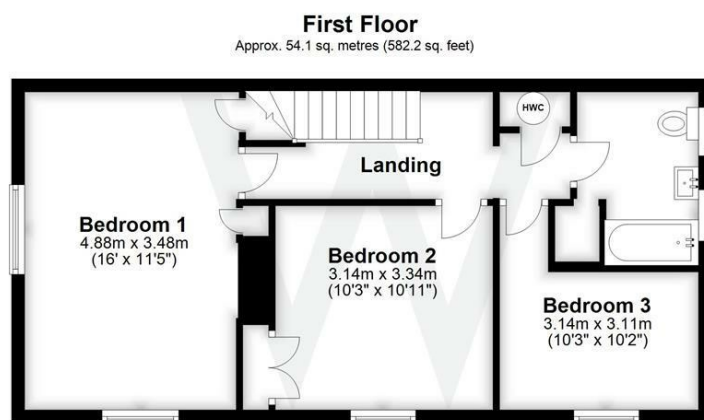
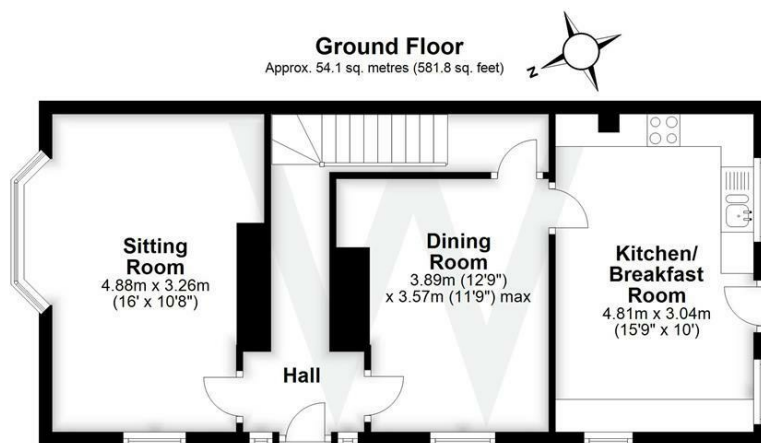
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with 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 the Hamham Road and turn left at the traffic lights into Saxon Road where No. 2 will be seen on the left hand side.

What3words: ///famed.fears.brain



Total area: approx. 108.1 sq. metres (1164.0 sq. feet)

| 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>60</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  |