



36 St. Georges Road, Harnham, Salisbury, Wiltshire, SP2 8LU

£469,950 Freehold

About The Property

An absolutely immaculate light filled modern detached home in a close of similar properties, situated in the popular area of Hamham within an easy walk of local shop, school and Town Path offering a lovely walk through the water meadows to the city centre and main line station. In recent years the property has been the subject of a comprehensive modernisation programme, including reroofing, new bathrooms, new kitchen, flooring, decoration, doors, windows, bifold doors and loft insulation. In addition there is gas central heating with modern radiators, ladder and light in the loft, electric roller door on the garage, a useful covered area with pizza oven and a summerhouse and shed in the garden. The garden is a good size with useful storage area to the side with a large logstore. The front has been laid to brick paviors offering parking for a number of vehicles, with EV charging point and there is a secure gate giving access to the rear garden which is a good size, fully enclosed and mainly laid to lawn with flowerbeds. A further benefit is that the house is offered with vacant possession.

On the ground floor the entrance hall has stairs leading to the first floor with an understairs storage cupboard. The double aspect living room has an open fireplace, wood effect flooring, large window to front and bifold doors to the garden. The kitchen has a great range of units including built in oven, 5 ring gas hob, extractor hood and dishwasher. A door opens into a covered area incorporating a work shelf and pizza oven. From here, a door leads into the garage with power, light, electric roller door and space and plumbing for washing machine and tumble drier.

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



- Immaculate Condition
- Driveway Parking
- Garage/Utility
- Gas Central Heating
- Three Bedrooms
- Downstairs Cloakroom
- Open Fireplace
- Newly Fitted Kitchen
- Good Garden
- No Onward Chain





Further Information

Local authority: Wiltshire Council

Council Tax: E - £3231.99 (2025/2026)

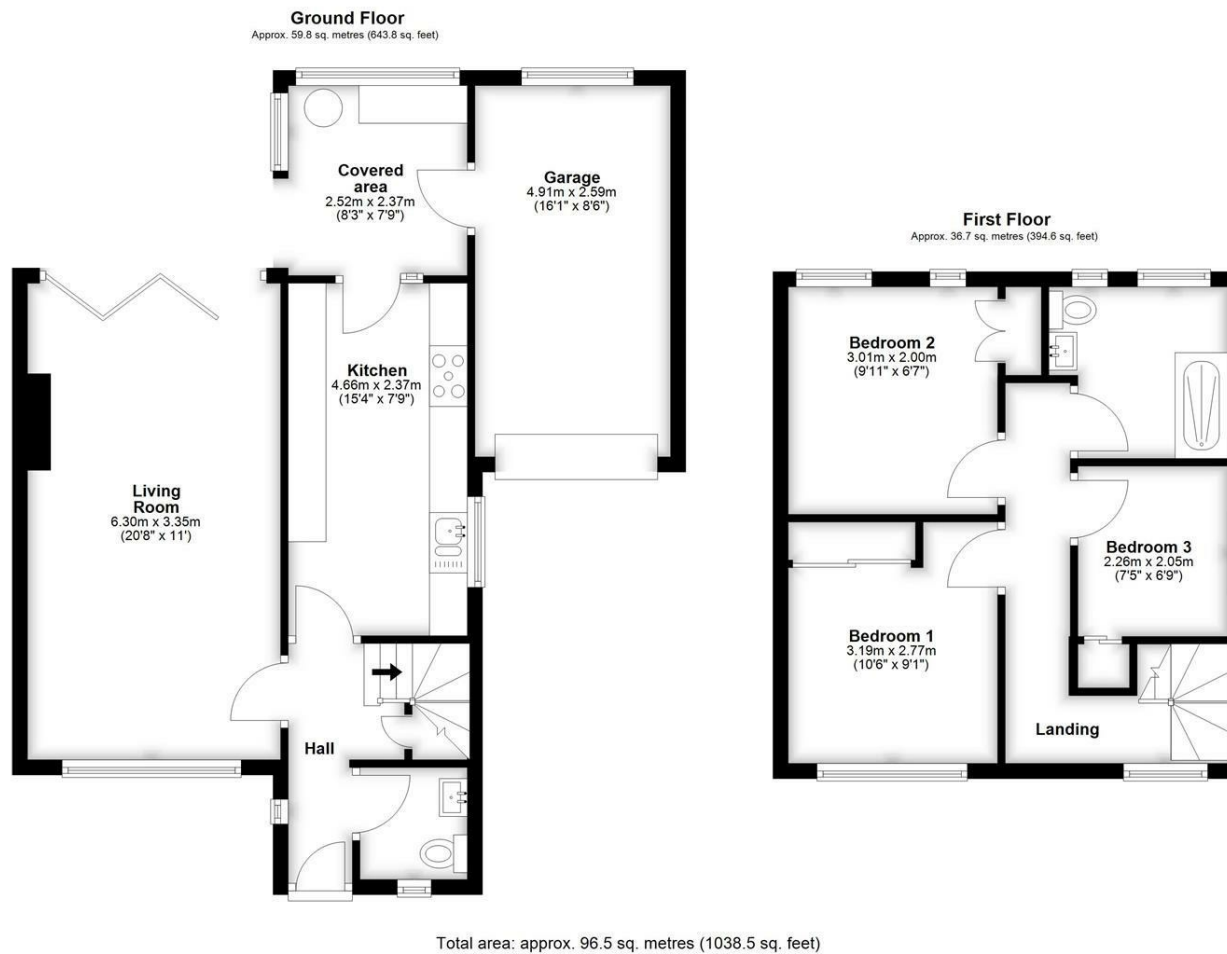
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: From Salisbury proceed south along Exeter Street over the roundabout into Newbridge Road and at the traffic lights/roundabout turn right onto Hamham Road, the A3094. Pass the One Stop store on the left hand side and take the next right turning into Upper Street. Turn left into St Georges Road, bear left, then right and the property will be seen on the right hand side.

What3words: ///stump.circle.words



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |