



10 Hollows Close, Harnham, Salisbury, Wiltshire, SP2 8JX

£275,000 Freehold

Modern three storey town house offering terrific potential for further conversion, situated in the sought after area of Harnham close to excellent local school and within walking distance of the city centre.

Description

Modern three storey town house offering terrific potential for further conversion, situated in the sought after area of Harnham close to excellent local school and within walking distance of the city centre. Downstairs is an integral garage, small study, hall, porch and utility/store (previous garage). On the first floor is a large sitting room and kitchen/breakfast room whilst on the top floor are 3 bedrooms and a bathroom. The property has large double glazed upvc windows offering lots of light and gas central heating by radiators. There is a parking space to front of the garage and a small area of garden. The house was modernised in 2021 with a new boiler, central heating system and rewiring. The kitchen and bathroom were also replaced and Cat 6 ethernet cabling throughout for home working and leisure use. Vacant possession is offered.

Porch

Wood effect flooring, sliding doors to:

Hall

Stairs to first floor.

Study

Utility/Store

Door to rear and parking, Vaillant wall mounted gas fired boiler for heating and hot water, plumbing for washing machine, door to:

Garage

Light and power, electric up and over door.

Stairs to first floor - Landing

Sliding door and glass panels to:

Sitting Room

Picture window to front elevation, wood effect herringbone flooring, built in cupboard, stairs to second floor, opening to:

Kitchen/Breakfast Room

Range of work surfaces with Belfast sink, space and electric for cooker, fridge freezer housing, space and plumbing for dishwasher, base and wall mounted cupboards and drawers, full height cupboard. Wood effect herringbone flooring.

Stairs to second floor - Landing

Shelved airing cupboard, hatch to loft space.

Bedroom One

Built in wardrobe and storage area.

Bedroom Two

Built in wardrobe and storage area.

Bedroom Three

Bathroom

White suite of panel bath, wc and hand basin with cupboard below. Thermostatic hand held and rainfall shower. Part tiled walls, wood effect floor, extractor fan, heated towel rail, mirror fronted medicine cabinet.

Outside

The property sits behind a low brick wall with an area of lawn to front and side. A pathway leads to the front door. There is parking to the rear in front of the garage.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

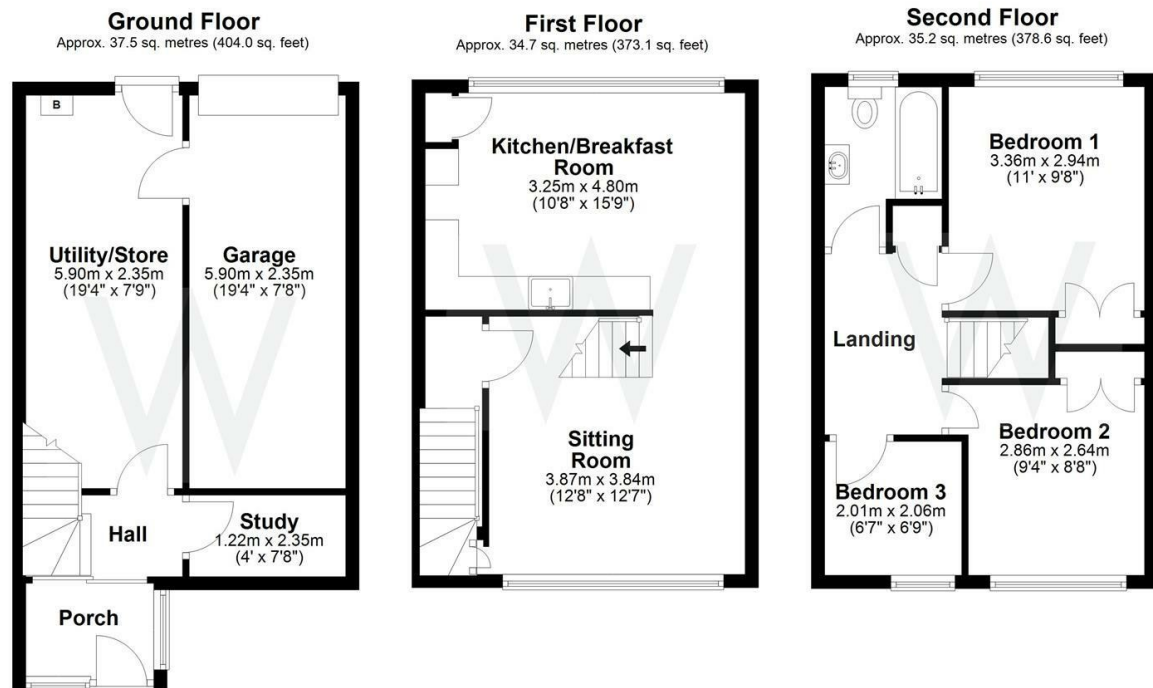
The Council Tax Band is C and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28

Directions

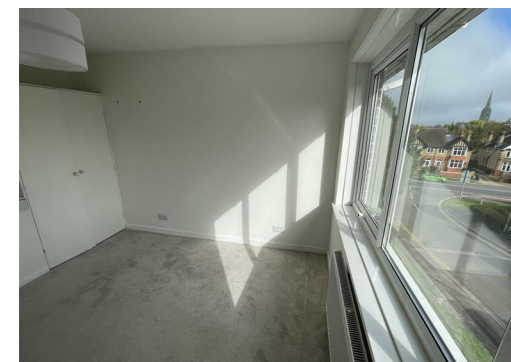
From the city, proceed south along Exeter Street, over the roundabout into Newbridge Road and at the gyratory turn right into Harnham Road. Hollows Close is the fourth turning on the left.

WHAT3WORDS

What3Words reference is: [///refuse.patrol.organ](https://www.what3words.com/#!/en/0984-0984-0984)



Total area: approx. 107.4 sq. metres (1155.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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