



10 Netherhampton Road, Harnham, Salisbury, Wiltshire, SP2 8HE

£250,000 Freehold

## About The Property

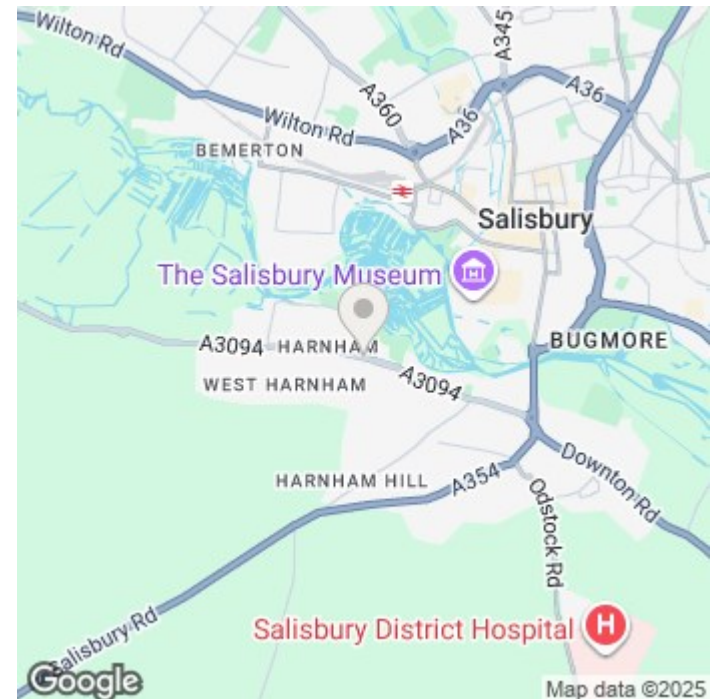
The property is a detached bungalow which is in need of modernisation and is for CASH BUYERS ONLY. The well proportioned accommodation comprises a large entrance hallway, a sitting room which enjoys a dual aspect with a door leading to the front garden area. There are two double bedrooms with the main bedroom having an attractive bay window to the front and the rear bedroom overlooks the rear garden. There is a dining room with doors leading in to the rear garden and this could be used as a third bedroom if required. There is a kitchen with a range of units and space for the usual appliances with a side door and there is also a shower room with a white suite and a gardeners WC accessed from the garden.

The property benefits from PVCu double glazing, part electric heating and a landscaped garden to the rear where there is potential to create off road parking, with access leading from a track to the rear. There is also an area of low maintenance garden to the front as well as off road parking. The bungalow offers potential for extension and alteration (subject to planning). NO ONWARD CHAIN

Hamham is a popular suburb lying on the southern outskirts of the city. There are parks nearby, with the popular Town path providing a pleasant walk to the city centre. Hamham has a nearby primary school, convenience stores and there is a regular bus route to the city and the hospital which lies approximately two miles away.



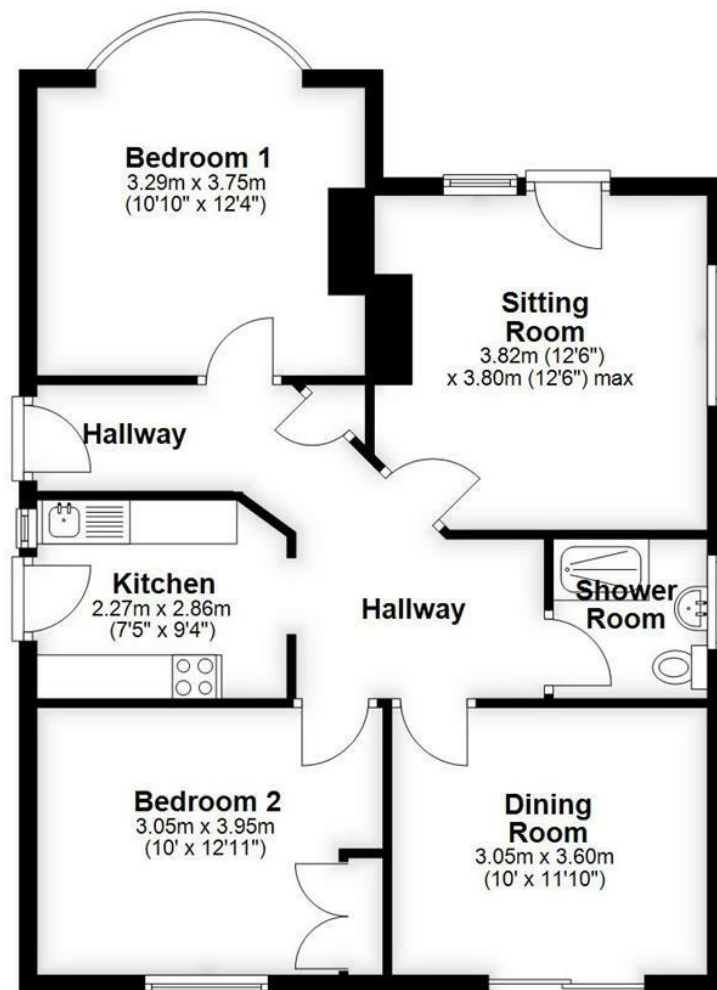
- Detached bungalow - CASH BUYERS ONLY
- Two bedrooms
- Two reception rooms
- Kitchen
- Shower room
- PVCu DG
- Part electric heating
- Refurbishment required
- Off road parking
- No chain





## Floor Plan

Approx. 73.1 sq. metres (787.3 sq. feet)



Total area: approx. 73.1 sq. metres (787.3 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)

Tenure: Freehold

Services: Mains electricity, water and drainage.

Heating: Electric heating

Directions: Leave Salisbury in a southerly direction via Exeter Street and at the roundabout continue forwards in the right hand lane. After passing through the traffic lights bear right and continue along the Hamham Road. Continue through the traffic lights in to Netherhampton Road and the property can be found on the right hand side

What3Words: ///kind.trips.bulb

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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		