



162 Hollows Close, Harnham, Salisbury, Wiltshire, SP2 8LG

£199,950 Leasehold

Spacious first floor flat in a quiet location, together with garden and balcony overlooking green space.

Description

A very spacious first floor maisonette, situated at the end of a pedestrian pathway, overlooking its own garden to front and open green space with trees to rear. The property offers spacious accommodation with two double bedrooms, large sitting room, kitchen and bathroom. There are a number of large storage cupboards and there is a good front garden. A further benefit is the balcony overlooking the green space. Heating is by electric heaters and the windows are double glazed.

Entrance Porch

Hall

Deep storage cupboard, stairs to first floor.

Landing

Deep storage cupboard with hatch to loft space, further storage cupboard with hot water tank.

Sitting Room

Picture window, wood effect flooring, ornamental electric fireplace, door to Balcony.

Balcony

Overlooking green space with mature trees.

Kitchen

Work surfaces with base and wall cupboards, sink and drainer, space and plumbing for dishwasher and washing machine, electric cooker space, fridge/freezer space.

Bedroom 1

Bedroom 2

Built in wardrobe.

Bathroom

White suite of panel bath, wc and hand basin. Thermostatic mixer shower and glass screen, tiled floor, ceiling spotlights, heated towel rail.

Outside

There is a front garden which is terraced with lawn, flower beds and shrubs. Wooden garden shed. There is communal residence off-road permit parking

Services

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

Tenure

Leasehold on a 125 year lease with 83 years remaining (new owner can extend with Salisbury Council after 2 years of ownership if they wish). Ground rent £10 per annum. Service charge £160 per annum.

Outgoings

The Council Tax Band is B and the payment for the year 2024/2025 payable to Wiltshire Council is £1964.62

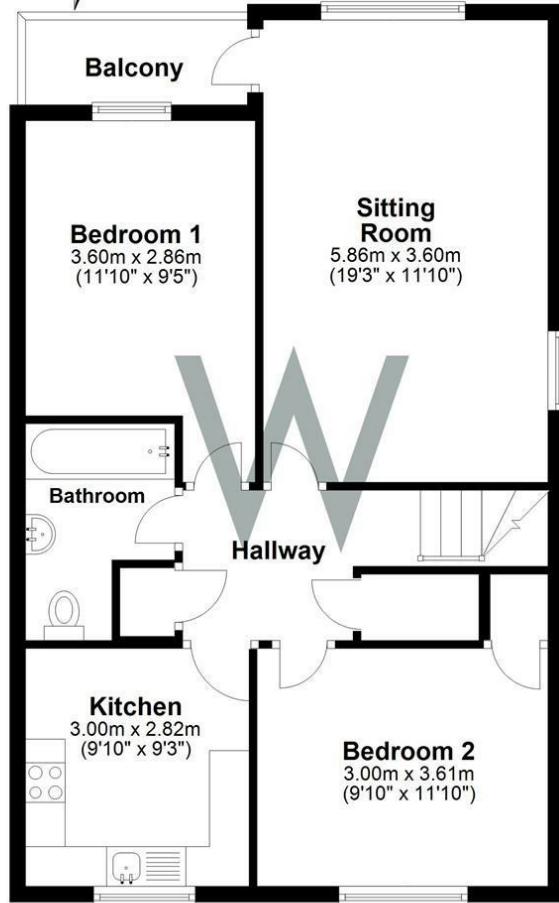
Directions

Proceed out of Salisbury on the Newbridge Road and turn right onto Harnham Road. Take the fifth left turning into Hollows Close and proceed round to the left where the access path to No. 162 will be seen on the right hand side.

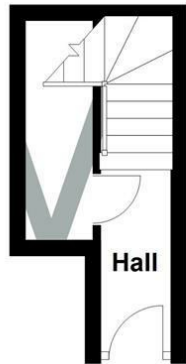
WHAT3WORDS

What3Words reference is: [///zones.hurls.cable](https://www.what3words.com/?q=///zones.hurls.cable)

First Floor
Approx. 52.6 sq. metres (566.0 sq. feet)



Ground Floor
Approx. 6.3 sq. metres (67.6 sq. feet)



Total area: approx. 58.9 sq. metres (633.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

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