



114 Coombe Road, Harnham, Salisbury, Wiltshire, SP2 8BD

Guide Price £435,000 Freehold

**An exceptionally spacious detached family home situated within walking distance of good local school, city centre and station.**

## **Description**

An exceptionally spacious, detached family home, situated in the popular area of Harnham, within walking distance of the city centre, good local school and train station. Offered in good order throughout, the house benefits from gas central heating, wood burning stove, water softener, double glazed windows and doors, useful studio/home office, easy maintenance but well stocked garden, hard flooring to the ground floor and upvc fascias and soffits. The accommodation consists of large entrance porch, hall, separate sitting and dining rooms, kitchen/breakfast room, utility, downstairs shower room, 3 double bedrooms with ensuite to the main and family bathroom. Vacant possession is offered.

## **Property Specifics**

The accommodation is arranged as follows:

### **Entrance Porch**

Glazed to two sides, tiled floor.

### **Hall**

Stairs to first floor with cupboard below, oak strip flooring.

### **Sitting Room**

Bay window to front elevation, fireplace with wooden surround and hearth and inset electric fire, coved ceiling, oak strip flooring.

### **Dining Room**

Double aspect room with sliding patio doors, oak strip flooring, brick fireplace with woodburning stove, coved ceiling.

### **Kitchen/Breakfast Room**

Oak strip flooring, door to rear garden, range of beech work surfaces with base and wall mounted cupboards and drawers, built in oven, combination oven/microwave, induction hob and extractor fan over, one and a half bowl sink and drainer with mixer tap over and splashback behind, water softener, space and plumbing for dishwasher.

### **Shower Room**

Walk in shower with thermostatic mixer shower and extractor fan, wc and hand basin with cupboards below, wood strip flooring.

### **Utility Room**

Work surface with inset sink and drainer with mixer tap over, cupboard below, space and plumbing for washing machine, oak strip flooring.

## **First floor Landing**

### **Bedroom One**

Bay window to front, good range of built in wardrobes.

### **En-suite Shower Room**

Cupboard housing Vaillant combination gas boiler for heating and hot water. Cubicle with thermostatic mixer shower, rainfall head and glass door, wc and hand basin, extractor fan.

### **Bedroom Two**

Double aspect room with built in wardrobes.

### **Bedroom Three**

### **Bathroom**

Walk in shower with thermostatic mixer taps, extractor fan, bath, wc and triangular hand basin on plinth. Hatch to loft space.

### **Outside**

The exterior areas have been designed for easy maintenance with paved seating with pergola's over, gravel, flower beds, shrubs and trees. There is pedestrian access to both sides, outside water tap. Enclosed by hedging, fencing and walling.

### **Studio/Home Office**

Power, light and double glazing. Useful Store Room .

### **Services**

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

### **Outgoings**

The Council Tax Band is 'E' and the payment for the year 2024/2025 payable to Wiltshire Council is £3087.26.

### **Directions**

Leave the city via Exeter Street and continue over the roundabout into Newbridge Road. At the roundabout/traffic lights turn right onto Harnham Road. Turn first left into Wavell Road and first left into Highlands Road. The rear access to the property will be found at in the cul-de-sac on the left.

### **WHAT3WORDS**

What3Words reference is: ///type.became.oasis



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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