



5 Woodbury Rise, Harnham, Salisbury, Wiltshire, SP2 8AD

Guide Price £275,000 Freehold

A modern semi-detached house together with garden and garage, situated in a quiet and convenient location and offered with no chain.

Description

A modern semi-detached house in a quiet location, well situated for access to the city centre and hospital. There is a part walled and private garden to the rear together with garage and parking. Gas central heating is by radiators and the windows are upvc double glazed windows. The accommodation consists of entrance hall, kitchen, sitting room, cloakroom, 2 bedrooms, ensuite shower room and bathroom. Vaacant possession is offered.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Porch

Entrance Hall

Deep storage cupboard.

Cloakroom

Low level wc and wash basin.

Kitchen

Range of work surfaces with base and wall mounted cupboards and drawers, inset stainless steel sink and drainer, gas hob, oven and extractor, washing machine, fridge/freezer, part tiled walls.

Sitting Room

Stairs to first floor, french doors to garden.

First floor Landing

Bedroom 1

Built in double wardrobe.

Ensuite Shower Room

Corner cubicle with thermostatic shower and sliding doors, low level wc and wash basin.

Bedroom 2

Hatch to loft space.

Bathroom

White suite of panel bath with mixer taps and shower attachment, low level wc and hand basin. Part tiled walls.

Outside

Small front garden behind hedging with path to front door and gravel for easy maintenance. Rear garden is paved with flower bed and pear tree, walls and timber fencing to sides, wooden pedestrian access gate.

Garage

To rear of property. Up and over door.

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 2023/2024 payable to Wiltshire Council is £2,129.43.

Directions

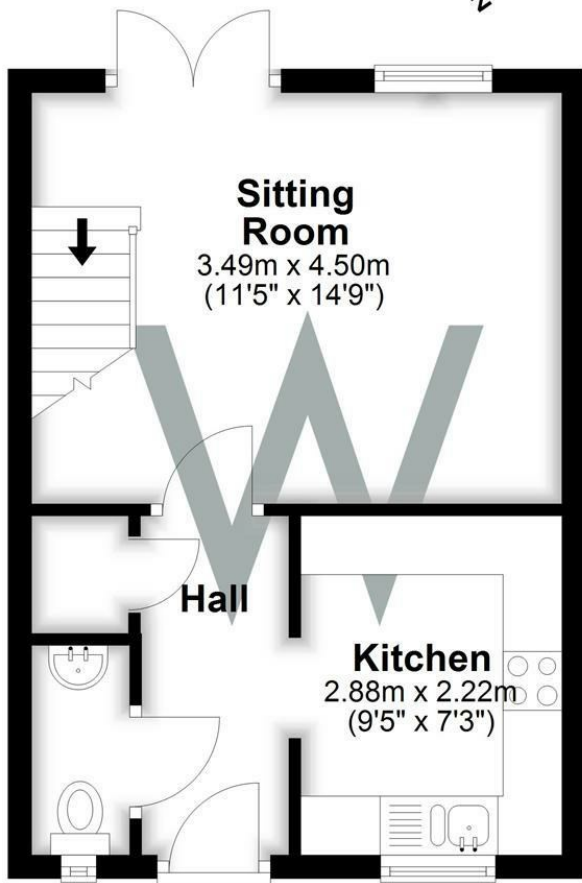
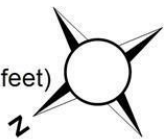
Leave our offices in Salisbury and proceed south out on the Downton Road. Turn right at the traffic lights and first left into The Crescent. Take the first left and then the next right which takes you into Woodbury Rise.

WHAT3WORDS

What3Words reference is: [///action.yappy.tides](https://www.what3words.com/#!/action.yappy.tides)

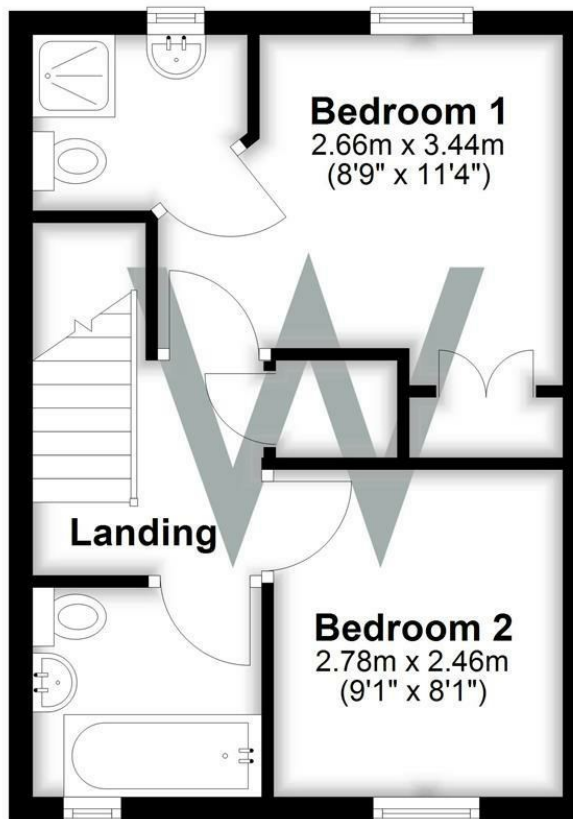
Ground Floor

Approx. 29.1 sq. metres (313.8 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.8 sq. feet)



Total area: approx. 58.3 sq. metres (627.5 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 90 74 </div>
(81-91) B	
(69-80) C	
(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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