



56 Bouverie Avenue, Harnham, Salisbury, Wiltshire, SP2 8DX

£425,000 Freehold

## **A three bedroom semi detached house in need of updating and situated in a popular road on the southern side of the city.**

### **Description**

The property is a three bedroom semi detached house which is in need of updating and offers tremendous potential to extend and improve in order to create a super family home with the benefit of a large garden to the rear. The accommodation comprises an entrance hallway, a sitting room with a large bay window, a dining room with a door leading in to the rear garden and a kitchen. On the first floor are three good size bedrooms with the main bedroom again having a bay window and there is a bathroom which has a white suite. Benefits include PVCu double glazing, gas central heating and the front elevation has a southerly aspect. To the front of the property is a gravelled area, a driveway providing off road parking to the side and a large garden to the rear. Bouverie Avenue is one of the most sought after roads in Salisbury and is located on the south western side of the city offering excellent access to the hospital with the city centre lying approximately 2 miles away. Being on the edge of the city there are countryside walks close by and there is also a nearby M&S Outlet and Nisa mini-market. No onward chain.

### **Property Specifics**

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

#### **Entrance hall**

Inset porch with tiled step, part glazed front door, stairs with storage cupboard under, radiator, cupboard housing electric fusebox, wall mounted thermostat.

#### **Sitting room 11'11" x 11'11" (3.64m x 3.64m)**

Bay window to front, open fireplace with tiled hearth and surround, picture rail, radiator, TV and telephone point.

#### **Dining room 12'3" x 10'11" (3.75m x 3.33m)**

Glazed door and windows to rear, wood laminate floor, picture rail, radiator, open fireplace with tiled backdrop and hearth with timber surround and mantel over.

#### **Kitchen 9'1" x 6'7" (2.77m x 2.01m)**

Fitted with base and wall units, integrated electric oven and grill with four ring hob and extractor over, space/plumbing for washing machine, space for fridge/freezer, sink and drainer under window to side, glazed door to side.

#### **Stairs to first floor - landing**

Window to side.

#### **Bedroom one 11'11" x 10'9" (3.65m x 3.28m)**

Bay window to front, tiled fireplace, TV point, picture rail, radiator.

#### **Bedroom two 12'4" x 11'11" (3.76m x 3.65m)**

Window to rear, built in wardrobes and cupboards, picture rail.

#### **Bedroom three 8'5" x 6'11" (2.58m x 2.13m)**

Window to front, radiator.

#### **Bathroom**

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, loft access, obscure glazed window to rear.

#### **Outside**

To the front is a low maintenance garden with a driveway providing off road parking. The rear garden is mainly lawned and enclosed by hedging and timber fencing. Attached to the rear of the house are two outhouses, one housing the boiler and the other a gardeners WC.

#### **Services**

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

#### **Outgoings**

The Council Tax Band is ' D ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60.

#### **Directions**

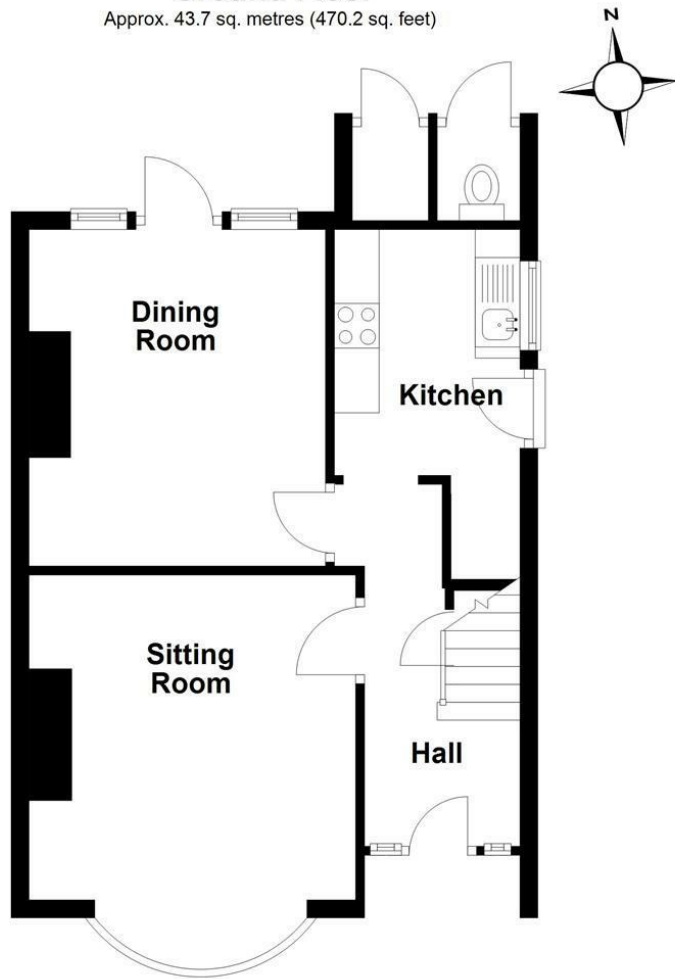
From our offices in Castle Street

#### **WHAT3WORDS**

What3Words reference is: [///agenda.sung.drain](https://www.what3words.com/#!/en/area////agenda.sung.drain)

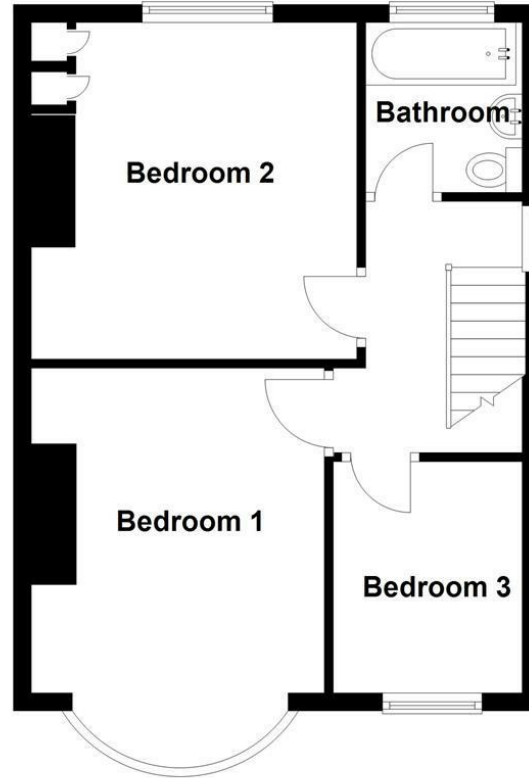
## Ground Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



## First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 85.3 sq. metres (918.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**WHITES**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)

