



Winkworth  
FOR SALE  
01722 443000  
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BURFORD ROAD, WILTSHIRE, SP2 8AN  
£389,950 FREEHOLD

Winkworth

## BURFORD ROAD, WILTSHIRE, SP28AN

**Attractive three-bedroom, terraced property with driveway parking and enclosed rear garden in Harnham.**

This charming period terraced home, dating from the early 1900s, combines traditional character with well-maintained and versatile accommodation and is situated in one of Salisbury's most favoured residential locations. Constructed with attractive brick elevations beneath a slate roof, the property has been thoughtfully cared for and benefits from double glazing and gas-fired central heating. The roof was replaced by the current owners in 2017, while previous owners have also made good use of the loft space, creating additional flexible accommodation.

A welcoming enclosed porch opens into a well-proportioned entrance hall, where an attractive exposed wooden staircase and banister provide an immediate sense of character. The sitting room is a comfortable and inviting space, while the adjoining dining room creates a natural link through to the well-fitted kitchen, making this a particularly sociable part of the home. Beyond the dining area, a rear lobby provides access to a useful utility area and ground-floor shower room/WC, with a further door leading directly out to the garden.

Upstairs, the accommodation provides two generous double bedrooms, one of which enjoys a splendid outlook towards Salisbury Cathedral, together with a good-sized single bedroom and modern family bathroom. A further staircase rises from the landing to the upper floor, where a versatile loft room enjoys far-reaching views over the surrounding area. There is also useful access to the remaining loft storage space from the landing.

Outside, the property benefits from two off-road parking spaces to the front, with the block-paved parking area. The enclosed rear garden has been thoughtfully landscaped for ease of maintenance and includes a timber garden shed providing useful storage. A gated pedestrian pathway provides convenient access towards Downton Road.

Overall, this is an appealing period home offering a lovely combination of character, flexible accommodation, off-road parking, and a pleasant, enclosed garden. The attractive views from the upper floors, including the wonderful outlook towards Salisbury Cathedral, further enhance its appeal. Combined with its highly desirable Salisbury location, countryside walks on the doorstep, and the convenience of a local store and garage close by, this is a particularly attractive home.

### AT A GLANCE

Sitting room

Dining room

Kitchen

Utility

Shower room

Three bedrooms

Family bathroom

Driveway parking

Garden



## LOCATION

This property is located in Harnham, the much-favoured suburb on the south western side of Salisbury. Immediate facilities include an M&S outlet and a NISA store nearby with a One Stop store/post office only a short drive away. Harnham Primary and Junior schools are within walking distance as is the renowned Bishops Wordsworth boy's grammar school. Salisbury District Hospital is nearby and there is an excellent bus service to and from the city centre. The cathedral city, with its rich history, has a central square with twice weekly markets and a variety of events. There is an excellent range of shops and stores, cinemas, theatres and a leisure centre. A wide variety of culinary tastes are catered for with an excellent range of restaurants and pubs. The city is also renowned for the excellent range of schools for all ages in the State, Grammar and Private sectors. Boasting a mainline rail station, the city is within one and a half hours of London (Waterloo).

## DIRECTIONS

What3Words- piano.down.pushed

Leave the city centre on the one-way system via Brown Street and turn left at the T junction, opposite the St. Anns cathedral gate, onto Exeter Street. At the roundabout continue straight over into New Bridge Road. Continue to the traffic light gyratory keeping left onto the A338 Downton Road. Pass through the traffic lights just after the BP/M&S petrol station and take the first left into Burford Road where this property will be found on the right as indicated by the Winkworth For Sale sign.

Council Tax Band D

EPC Band D

Gas central heating and double glazing

Mains drainage and electric

Ultrafast Broadband available

Ultrafast Broadband available.

EE good outside, variable inside.

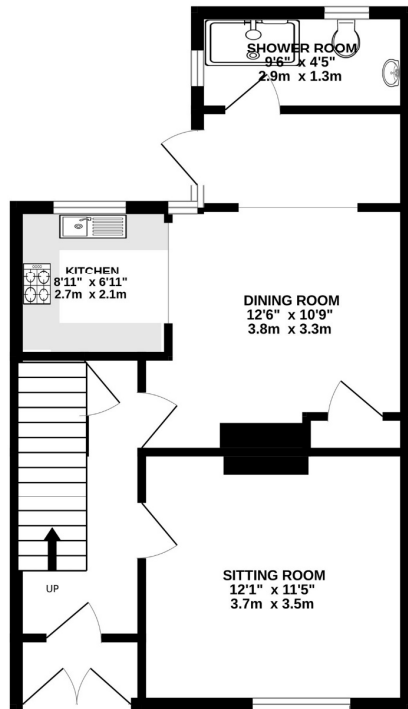
O2 good outside, good inside.

Three good outside, variable inside.

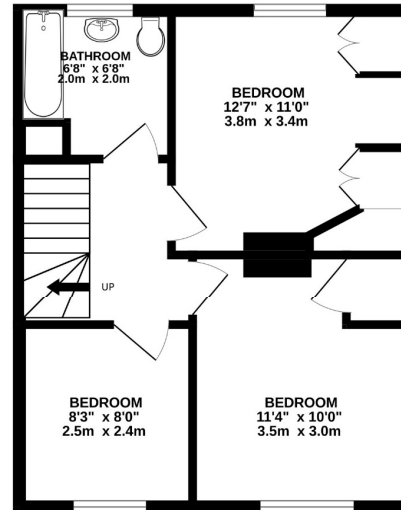
Vodafone good outside, limited inside.



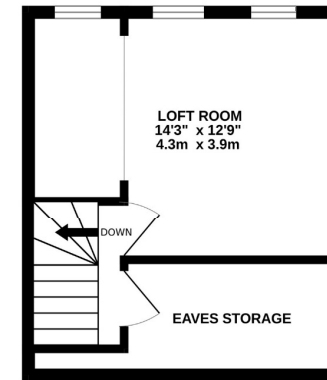
GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR  
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**Winkworth**