



AYLESWADE ROAD, WILTSHIRE, SP2 8DW
£380,000

P Mon - Sat
8 am - 6 pm
Permit holders
or
2 hours
No return
within 4 hours

Winkworth



AYLESWADE ROAD, WILTSHIRE, SP2 8DW

Handsome, elevated, three-bedroom, semi-detached period property in a most sought-after location in Harnham. No onward chain.

This classic home comprises a hallway which leads into the spacious sitting room, featuring a charming bay window and an attractive brick fireplace as a central focal point. Double doors open seamlessly into the open-plan kitchen/dining area, providing a versatile space for dining and entertaining. French doors from the dining area open directly onto the rear garden, creating an ideal flow for indoor-outdoor living.

Adjacent to the kitchen is a practical utility room, offering plumbing for a washing machine, space for a fridge/freezer, and a convenient door leading to the rear garden. From the hallway, there is access to a useful under-stair's cloakroom with WC.

Stairs rise to the first floor where you will find a well-appointed family bathroom complete with a large, low-level walk-in shower and a matching white suite. Off the landing are three bedrooms: a generous double bedroom overlooking the rear garden, a further double with a bay window and fitted wardrobes to the front, and a third single bedroom, perfect as a nursery, guest room, or home office.

The property is approached via brick pillars with a metal gate and a set of steps leading up to the front door. There is the added benefit of a separate pedestrian side gate providing access to the rear garden. The front features a raised gravelled area, ideal for displaying potted plants, with mature shrubs creating a pleasant, green border.

To the rear, the garden is fully enclosed with a combination of panel fencing and mature planting, offering a good degree of privacy. A small patio area, accessed directly from the dining space, provides the perfect spot for outdoor dining or relaxing. The garden is mainly laid to lawn with a useful wooden shed at the far end. A rear pedestrian gate offers additional access from the back of the property.



AT A GLANCE

- Sitting room
- Open plan kitchen dining room
- Utility Room
- W.C
- Three bedrooms
- Family bathroom
- Rear garden
- Permit parking

LOCATION

This family home is within walking distance of the Town Path, leading through Queen Elizabeth Gardens to the mainline railway station and the city centre. The Mill pub and Riverside Hotel is close by, bus stop, cricket pitch and football field and a local One Stop store with a post office, just a short walk away, to add at the end of Ayleswade Road a village shop can be found. Harnham C of E Primary and Junior schools are conveniently located, and Harnham sports field with its riverside walk. Salisbury offers excellent amenities, including a wide range of shops and eateries, theatres, cinemas, a twice-weekly Charter Market, and schools in the state, private, and grammar sectors. Direct mainline rail services include London (90 mins), Bath (60 mins), and Bristol (80 mins).

DIRECTIONS

What3Words- [press.combining.tracks](#)

Leave the city centre via the one-way system from the Market Square until reaching the T-junction with Exeter Street. Turn left and proceed to the roundabout and take the third exit onto St Nicholas' Road follow the road around to the left, over the bridge and as the road splits take the left-hand side onto Ayleswade Road and the property can be found on the left-hand side, indicated with a Winkworth For Sale Board.

Council Tax Band D

EPC Band C

Gas central heating and double glazing

Mains drainage

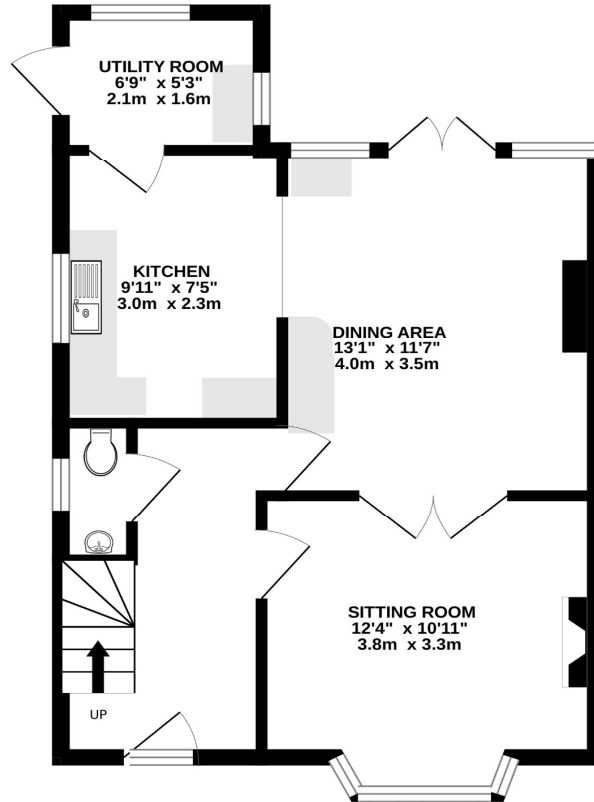
Ultrafast broadband available.

Broadband available indoors likely with EE, O2 and Vodafone.

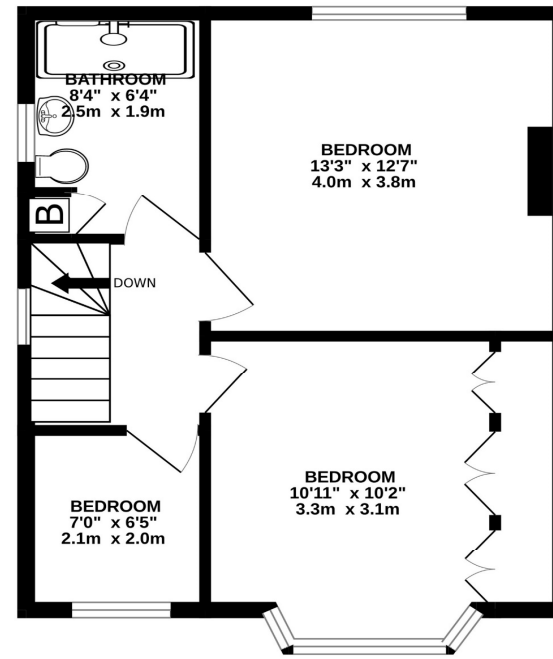
Broadband available outside likely with EE, Three, O2 and Vodafone.



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



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



TOTAL FLOOR AREA : 828 sq.ft. (77.0 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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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