



BURFORD ROAD, WILTSHIRE, SP2 8AN  
£412,000 FREEHOLD

Winkworth

## BURFORD ROAD, WILTSHIRE, SP28AN

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

This period terrace house, built of brick elevations, originally beneath a slate roof, in the earlier 1900s, is presented in good decorative order and has the benefit of double glazing and gas fired central heating. The roof was replaced within the ownership of our clients in 2017 and the overall accommodation was partially extended into the loft space by previous owners. The small enclosed porch leads into a nicely proportioned entrance hall with exposed wooden stair and banister leading to the first floor. Doors lead off to the sitting room and to the dining room which is semi open-plan to the well-fitted kitchen. Beyond the dining area a doorway leads to the rear lobby/utility area and thence to a ground floor shower/WC. Access is also gained to the rear garden. The first floor includes two doubles and a generous single bedroom along with a modern bathroom whilst a further flight of matching stairs, off the well-proportioned landing, leads to the upper floor. This comprises a landing with access to the remainder of the loft storage area and a door into a fourth, double, bedroom with far reaching views over neighbouring gardens. Outside off-road, block paviour parking for two cars was formed in 2022. The enclosed, rear garden is landscaped for ease of maintenance and includes a timber garden shed. It benefits from a gated pedestrian access to a footpath up to the Downton Road.

### AT A GLANCE

- Sitting room
- Dining room
- Kitchen
- Utility
- Shower room
- Four 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

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Leave the city centre on the one-way system via Brown Street and turn left at the T junction, opposite the St. Ann's 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

Ultrafast Broadband available

Mobile coverage inside likely with O2

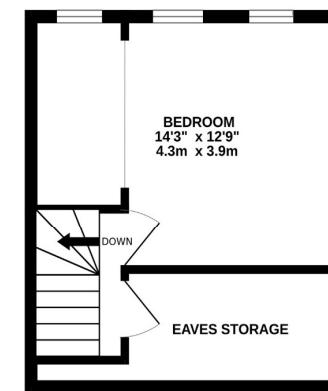
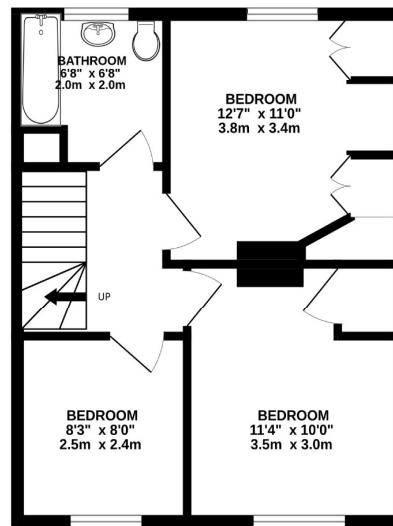
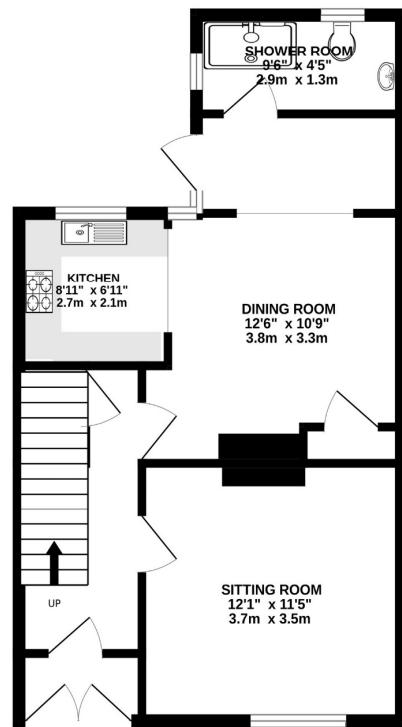
Mobile coverage outside likely with EE, Three, O2 and Vodafone



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             |         |           |
| 39-54 | E             |         | 56 D      |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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