



Trellis Cottage, Harnham

Myddelton & Major



## Trellis Cottage, 31 Saxon Road, Harnham Salisbury, Wiltshire, SP2 8JZ

- No Onward Chain
- End of Terrace Cottage
- Sitting Room
- Kitchen/Breakfast Room
- Snug / Study & Loft Room
- Two Bedrooms
- Attractive Rear Garden
- Highly Sought-After Area

### The Property

Trellis Cottage is a charming end of terrace cottage, with an appealing balance of modern and character features and generous accommodation arranged over three floors.

The home opens into a spacious entrance porch with ample room for coats and boots, plus the guest cloakroom and easy access straight through to the rear garden. To the right of the entrance is the farmhouse style kitchen/breakfast room, which is well-equipped and has a lovely view over the attractive south-facing garden. To the left of the entrance is the sitting room and the ground floor bedroom, both with appealing feature fireplaces and plenty of space for large furnishings.

On the first floor stairs lead an open study area on the landing, with the family bathroom just beyond. At the front of the first floor is the principal bedroom, with fitted wardrobes and an attractive sash window letting in a warming natural light. Further stairs lead up to the loft bedroom, with eaves storage and space for office furniture.

Externally, the garden opens onto a small shingle patio area, with stone steps leading up to the main lawn. The lawn is bordered by a number of established shrubs and planted trees, with a good-sized storage shed situated at the far end of the garden.

An attractive end of terrace cottage with no onward chain, located in one of Salisbury's most highly desired residential suburbs.

Tenure: Freehold

EPC Rating: E (50)



Size: 832 ft<sup>2</sup>

Council Tax Band: C



City Centre 1.5 Miles • Train Station 1 Mile • Wilton 3.5 Miles • Salisbury Hospital 1 Mile



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Approximate Area = 77.3 sq m / 832 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 50   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 312208

**Location**

Saxon Road is situated in the highly sought-after suburb of Harnham, on the Southern side of Salisbury City Centre. The property is just a stones throw away from Harnham Recreation Ground, The Town Path, Warres Trust Allotments at Parsonage Green, Harnham Community Sports & Social Club and Harnham Infant & Junior School.

Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station.



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