

12 The Crescent  
Harnham/Salisbury





## A four bedroom, three storey house in the popular area of East Harnham, within close proximity to local amenities

12 The Crescent

Wast Harnham, Salisbury, SP2 8DF

Guide Price:

£445,000



3



4



2



2

- Four bedroom terraced property
- Open plan kitchen/dining area
- Two reception rooms
- Set over three floors
- Bathroom and 2 ensuites
- Enclosed garden with decking area
- Garage and parking for one vehicle
- No onward chain
- Close to amenities
- Less than 1 mile to Salisbury district hospital

### The Property

12 The Crescent, Harnham is a spacious and well-presented four/five bedroom terraced home, ideally located close to the city centre and Salisbury District Hospital. Offering generous and versatile living accommodation, this property is perfectly suited for family life.

Upon entering, you are welcomed into a hallway with stairs leading to the first floor and access to a convenient downstairs cloakroom and storage cupboard. From the hallway, you move into a bright and practical kitchen/breakfast room, featuring a range of wooden wall and base units with black worktops. There is space for a fridge freezer and washing machine, as well as room for a dining table, making it an ideal space for everyday family living and entertaining. A door from the kitchen leads out to the low-maintenance rear garden.

Also on the ground floor is a spacious sitting room, filled with natural light and benefitting from patio doors that open onto the garden.

The first floor offers a large landing area, a generous double bedroom (Bedroom Two) with access to an ensuite shower room fitted with a hand basin, toilet and separate shower. There is also a useful airing cupboard. A second reception room is located on this floor, which could alternatively serve as an additional bedroom, offering flexible living options.

Stairs lead to the second floor, where the remaining three bedrooms are situated. The principal bedroom features fitted wardrobes and a walk-in ensuite. Two further bedrooms are also located on this level, along with a family bathroom fitted with a bath and shower over. The home also includes solar panels, adding to its energy efficiency.

Overall, this is a fantastic opportunity to acquire a large and versatile family home in a highly convenient and sought-after location.

**Services** - All mains services are connected, gas fired central heating.

Ofcom suggests that all major mobile networks offer good service and Ultrafast broadband is available.

### Tenure

Freehold

### EPC Rating

B (86)

### Outgoings

Council Tax Band: E

### Size

1455 sq ft







## Outside

To the front of the property, a gravelled area sits on either side of the path leading to the front door, while black railings neatly frame and complete the frontage with on-street parking available.

The rear garden is designed for low maintenance, featuring both decking and patio areas, perfect for enjoying the sunshine. A pathway leads from the house to the back gate, providing access to the garage and allocated parking space.

## Location

Situated in the highly sought-after suburb of West Harnham, on the southern edge of Salisbury city centre, this property enjoys a prime and convenient location. Within easy reach are Harnham Recreation Ground, the Town Path, Warres Trust Allotments at Parsonage Green, Harnham Community Sports & Social Club, and Harnham Infant & Junior School, along with Salisbury Lawn Tennis Club and South Wilts Golf Club.

The city centre, cathedral, and railway station are all approximately 1.5 miles away. Salisbury offers a well-regarded Playhouse, a twice-weekly charter market, and an excellent range of restaurants, shops, and leisure facilities. The area is also well served by a variety of primary and secondary schools, including both state and private options, as well as boys' and girls' grammar schools.

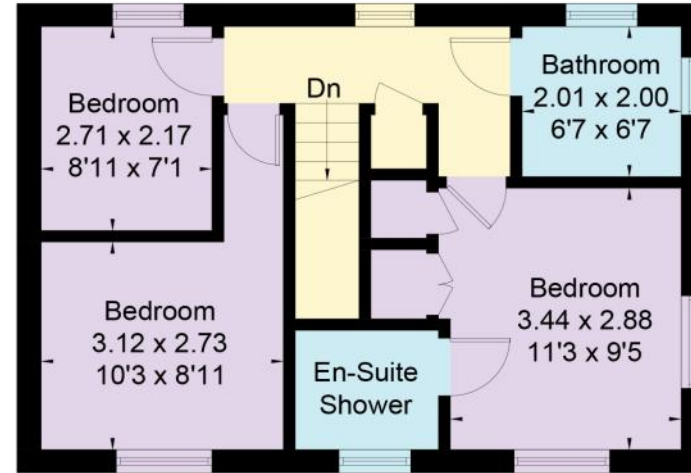


Salisbury benefits from excellent transport links, with convenient road access to London, the West Country, Southampton, and Bournemouth. Direct rail services from Salisbury's mainline station provide connections to London Waterloo, Bristol, and Bath.

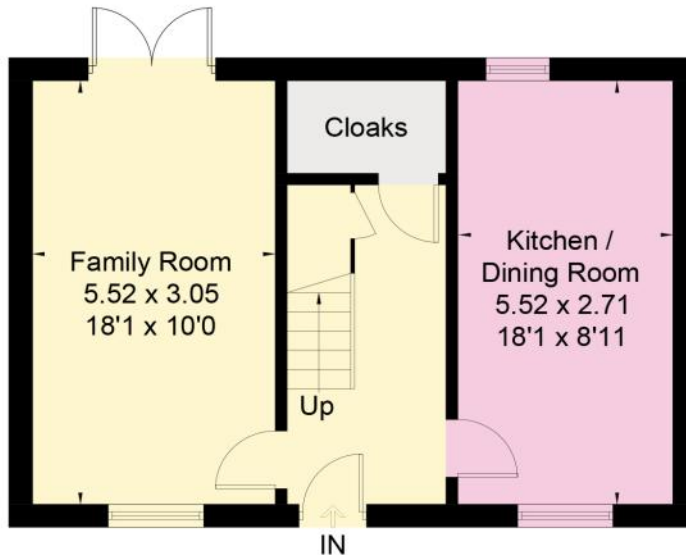
Oddstock district hospital is less than one mile away.

**This property is currently tenanted and the photographs shown are not the most recent.**

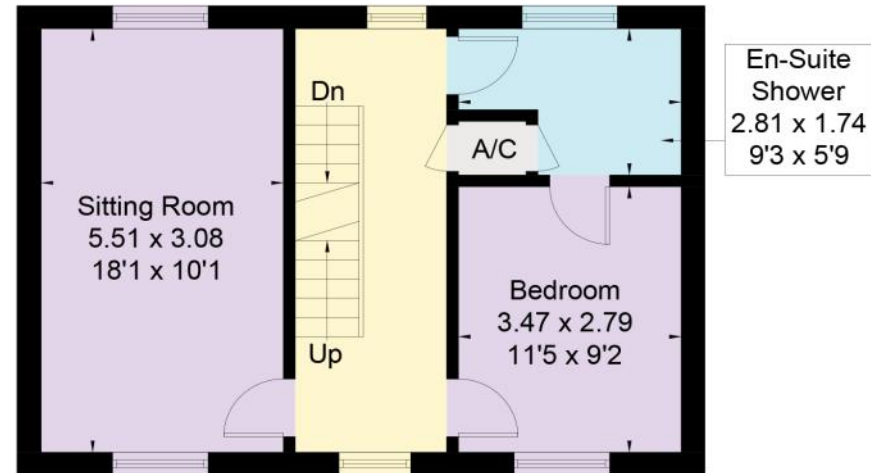




Second Floor



Ground Floor



First Floor



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