






44 Bouverie Avenue
Salisbury, Wiltshire


44 Bouverie Avenue is a six-bedroom period home in a popular residential address


This semi-detached property offers potential to be transformed into a bespoke home. Whilst requiring modernisation throughout, the house retains many period features and enjoys a large garden.


**3 RECEPTION ROOMS**


**6 BEDROOMS**


**3 BATHROOMS**


**OFF STREET PARKING**

**GARDEN**

**FREEHOLD**

**CITY**

**2,403 SQ FT**

**GUIDE PRICE £525,000**



The property

This period property features a flexible layout that can be adapted into a spacious family home subject to the necessary consents. It is located in a popular suburb to the south of Salisbury city centre, within easy reach of all the essential everyday amenities and convenient for Salisbury District Hospital.

The ground floor features three reception rooms including a generous sitting room at the front with a bay window and a brick-built feature fireplace. There is also a comfortable drawing room with French doors opening onto the rear garden, plus a dining room adjoining the kitchen. The kitchen itself has a door leading onto the rear garden and features fitted units to base and wall level, as well as integrated appliances. Also, on the ground floor there is a bathroom and a utility room, with an entrance accessed via the covered side store.

Upstairs there are six bedrooms. The principal bedroom benefits from an en suite shower room, while the first floor also has a family bathroom.

Outside

At the front of the property, the small garden has an area of lawn and established border hedgerows, while there is also a driveway with off street parking spaces to the front and side of the house. At the rear, the spacious garden includes a patio area, a storage shed and an expanse of level lawn, dotted with various mature trees, with the garden enclosed by border fencing on all sides. The fire escape staircase at the rear provides direct access to the upper level of the home.

Location

The property is situated on the southern fringes of Salisbury in sought-after Harnham. Bouverie Avenue is well known as one of Salisbury's most popular residential addresses and lies within easy reach of Salisbury District Hospital and the centre of the city, as well as enjoying access to countryside walks. The Town Path can be accessed beside the banks of the River Avon, which offers a route through Salisbury Watermeadows to the train station.



Location continued

Nearby amenities include a recreation ground, cricket pitch, community sports & social club, Salisbury Tennis Club and Harnham Junior School. There are also two hotels with restaurants in Harnham, a post office, M&S Simply Food and a Nisa which has a well thought of butchers within. Salisbury offers a comprehensive range of shopping, leisure and cultural amenities and communication links are excellent with easy access to the A36, A303 and A354, whilst commuters benefit from regular train services into London and to the West Country. There are also airports at Bournemouth and Southampton.

Well-regarded schooling in the vicinity includes Salisbury Cathedral School, Chafyn Grove, Leehurst Swan and Godolphin School, as well as Bishop Wordsworth and South Wilts Grammar Schools.



Distances

- Salisbury city centre 0.7 miles
- Amesbury 9.5 miles
- Andover 18 miles
- Southampton 22 miles
- Winchester 25 miles

Nearby Stations

- Salisbury

Key Locations

- Salisbury city centre (historic cathedral city)
- Cranborne Chase ANOB
- Southampton (university and port city)
- New Forest National Park
- Stonehenge
- Bath
- Portsmouth

Nearby Schools

- St Osmund's Catholic Primary School, Salisbury
- Harnham Infants' School
- Harnham Church of England Controlled Junior School
- Bishops Wordsworth Grammar School for Boys
- South Wilts Grammar School for Girls
- Wyvern St Edmunds Secondary School
- Salisbury Cathedral School
- Godolphin
- Chaffyn Grove
- Leehurst Swan



Bouverie Avenue, Salisbury



The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2,403 sq ft (223 sq m)
For identification purposes only.

Directions

SP2 8DT

///what3words: grows.casual.brands - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains electricity, gas, water and drainage

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band F

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

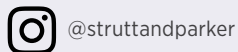
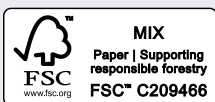
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Salisbury

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