



BUTTERCUP CLOSE, WILTSHIRE, SP2 8FA
£420,000 FREEHOLD

Winkworth



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A well-presented end-terrace three-bedroom townhouse within an exclusive gated community, with a garage and close proximity to the Town Path leading to the city centre. EPC: C.

This well-presented three-storey townhouse offers well-formed family accommodation within an exclusive, electronically gated community in the highly favoured Harnham suburb of the city. Built in 2012 around a private road, the property enjoys direct views of the cathedral spire.

The accommodation includes an entrance lobby, living room, kitchen/dining room with fitted appliances, and a cloakroom on the ground floor. On the first floor, there are two double bedrooms and a family bathroom. The top (second) floor features a generous double-aspect bedroom with an en-suite shower room and a deep walk-in wardrobe. Externally, there is a single garage within a block to the side of the property.

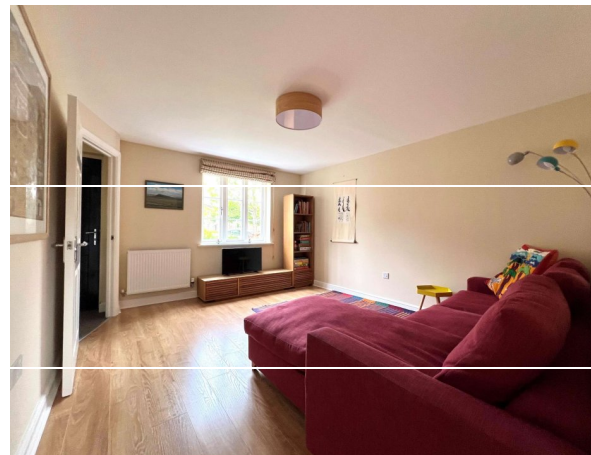
Overall, the property could serve as a permanent home, a pied-à-terre, or a lock-and-leave residence.

AT A GLANCE

Entrance Hall
Sitting room
Kitchen/diner
W.C

Three double bedrooms
Family bathroom
En suite to principal

Courtyard
Garage



LOCATION

The property is located in an exclusive gated development in the sought-after Harnham suburb of this historic cathedral city. The setting is within immediate walking distance of the Town Path, leading through Queen Elizabeth Gardens to the mainline railway station and the city centre. The Mill pub 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. Harnham C of E Primary and Junior schools are conveniently located, and Harnham sports field with its riverside walk is across the road. 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 - dawn.slug.coats

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 second exit (straight over) into New Bridge Road. Keep in the right-hand lane and at the Harnham gyratory bear round to the right then left onto Harnham Road. Continue for about half a mile, through the traffic lights at Saxon Road and after the "island" bear right into Lower Street. Continue for about 500 yards and the gates into Buttercup Close will be seen, set back, on the left.

EPC: C

Wiltshire Council Tax Band D

Gas central heating and double glazing

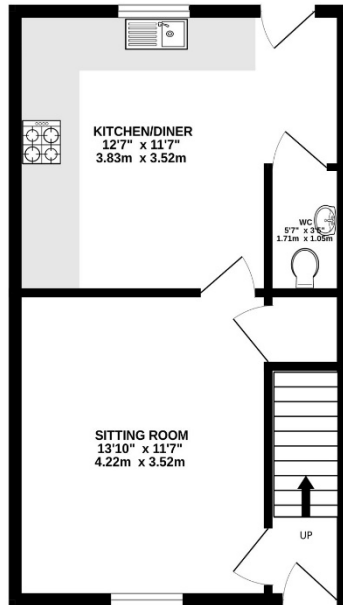
Mains Drains

Ultrafast Broadband available

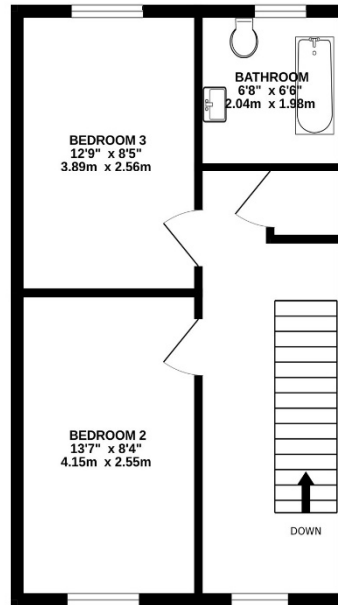
Mobile Coverage likely with EE, O2 and Three



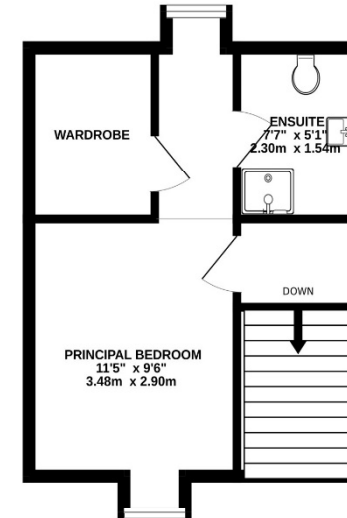
GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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