



Buttercup Close, Harnham

Myddelton & Major



6 Buttercup Close, Harnham Salisbury, Wiltshire, SP2 8FA

- Attractive Townhouse
- Family Bathroom, Principal En-Suite
- Gated Community (Built 2012)
- Courtyard Garden & Conservatory
- Sitting Room, Modern Kitchen
- Garage & Residents Off-Road Parking
- Three Double Bedrooms
- Convenient City-edge Location

The Property

6 Buttercup Close is an attractive townhouse located in one of Salisbury's most popular city-edge suburbs, with 1,163 ft² of living space arranged over three storeys. The ground floor comprises a well-proportioned sitting room, modern kitchen with fitted appliances, south facing garden room/conservatory and a guest W/C. There are two double bedrooms and the family bathroom on the first floor, with one of the bedrooms featuring full-width wardrobes. The third floor is entirely made up of the principal bedroom/suite, with a generous walk in wardrobe and smart en-suite shower room.

At the rear of the property is a pretty and low-maintenance south-facing courtyard garden, ideal for alfresco dining or having a dainty BBQ area. Included is an allocated garage located behind the property, with further residents parking available around Buttercup Close.

Location

Buttercup Close is a boutique exclusive 2012 development located in the highly sought-after suburb of Harnham, accessed via an electric gate that leads onto a private lane. The property is located at the foot of the 'Town Path' which leads across Constables' water meadows to the edge of Salisbury's Medieval city centre and the iconic Cathedral Close. Buttercup Close is just a stones throw away from Harnham Recreation Ground, Harnham Community Sports & Social Club and Harnham Infant & Junior School. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, multiple restaurants, shopping, and leisure facilities. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury railway station.

A three bedroom townhouse set within an exclusive gated development, located in Harnham at the foot of the Town Path.

Tenure: Freehold

Size: 1,163 ft²

EPC Rating: C (79)

Council Tax Band: D



3



1



2



1

Services - All mains services are available at the property.

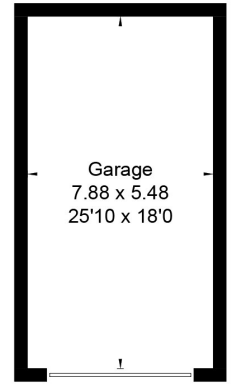
BT.com suggests that ultrafast full fibre broadband with download speeds of up to 900Mb/s is available.

Town Path 0.1 Miles • Queen Elizabeth Gardens 0.5 Miles • Cathedral 1 Mile • Station 0.7 Miles

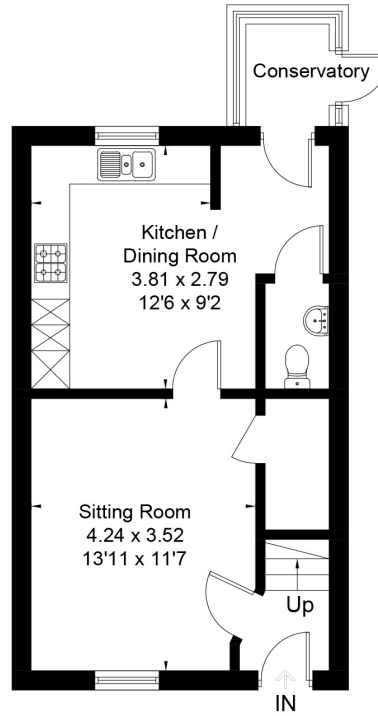




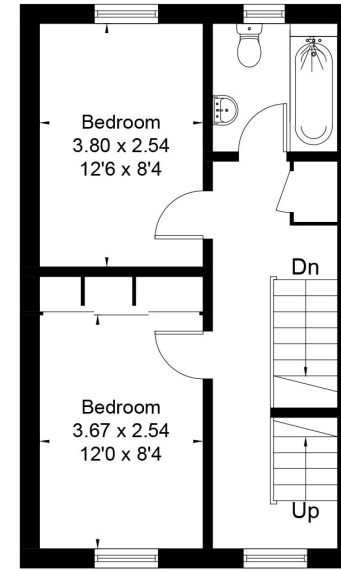
Approximate Area = 108.0 sq m / 1163 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 123.9 sq m / 1334 sq ft
 Including Limited Use Area (0.6 sq m / 6 sq ft)



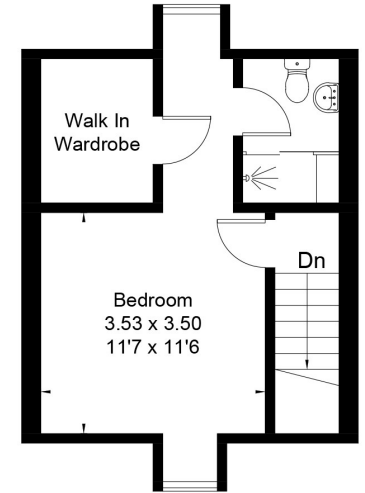
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 322071

NB: There is a charge of £40 pcm for the maintenance of the grounds and site at Buttercup Close.

Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
 01722 337 575 residential@myddeltonmajor.co.uk
 www.myddeltonmajor.co.uk

Myddelton & Major