



4 Buttercup Close, Salisbury, Wiltshire, SP2 8FA

Jordan & Mason

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£449,950 Freehold

Brief Property Description

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.

The Location and nearby Facilities

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).



3



1



2



Kitchen/Diner 12' 7" x 11' 7" (3.83m x 3.52m)

Sitting Room 13' 10" x 11' 7" (4.22m x 3.52m)

Principal bedroom 11' 5" x 9' 6" (3.48m x 2.90m)

En-suite 7' 7" x 5' 1" (2.30m x 1.54m)

Bedroom 12' 9" x 8' 5" (3.89m x 2.56m)

Bedroom 13' 7" x 8' 4" (4.15m x 2.55m)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	88
(81-91) B	
(69-80) C	78
(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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Postcode:
SP2 8FA

Directional note:

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.

Council Tax Band: D

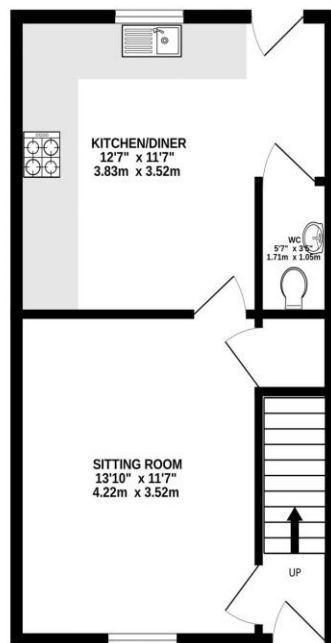
Property reference:

00003314

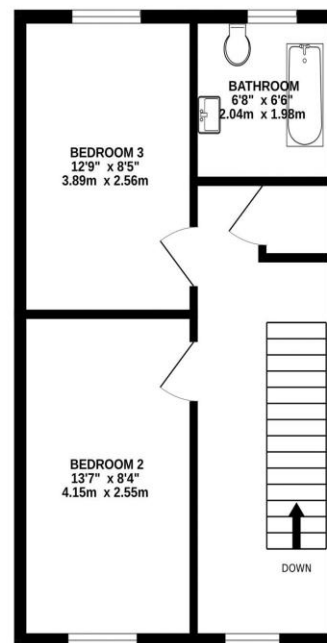
Viewings:

By Appointment only with Jordan & Mason 01722 441 999

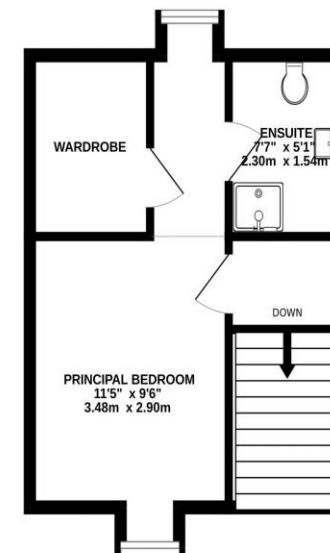
GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



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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Jordan & Mason
4 St Thomas' Square
Salisbury
Wiltshire
SP1 1BA
jordanshomes.co.uk

Here to help....

Local agent: Kyla Scougall
01722 441 999
ks@jordanshomes.co.uk



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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)