



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

£465,000 Freehold

About The Property

Buttercup Close in an exclusive and sought after gated development with lovely landscaped communal grounds and lies approximately one mile from the city centre which can be reached on foot over the nearby Town Path. Harnham itself has an excellent range of amenities including a shop and post office, primary school and a regular bus service runs in to the city centre. Further benefits include timber framed double glazed windows and gas fired central heating.

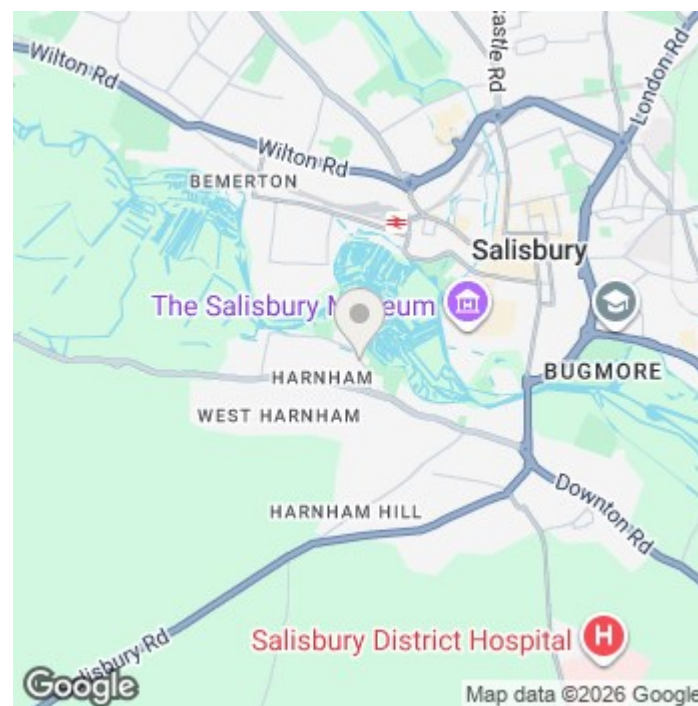
On the ground floor is an entrance hallway and a well proportioned sitting room which has a window to the front elevation, a media point and a large, useful understair cupboard. There is a kitchen/dining room with an attractive range of cream fronted units with an integrated oven, grill and four ring hob with extractor over, fridge/freezer and dishwasher. There is an attractive tiled floor and space for a table and chairs. Leading from this room is a rear hall with cloakroom off and a door also leads to a conservatory which has fully glazed elevations and a door leading to the rear garden.

On the first floor are two bedrooms with the larger bedroom having a mirror fronted fitted wardrobe and the bathroom has a white three piece suite with a shower over the bath. The principle bedroom occupies the second floor and has a walk in dressing room and an en suite shower room.

To the front of the property there is a small walled and gravelled area, whilst the rear garden is mainly paved and stoned for ease of maintenance with a flower bed. It has an attractive brick walled boundary, an outside tap and a side access gate that leads to a garage block. The garage for the block is numbered and is the second from the end.



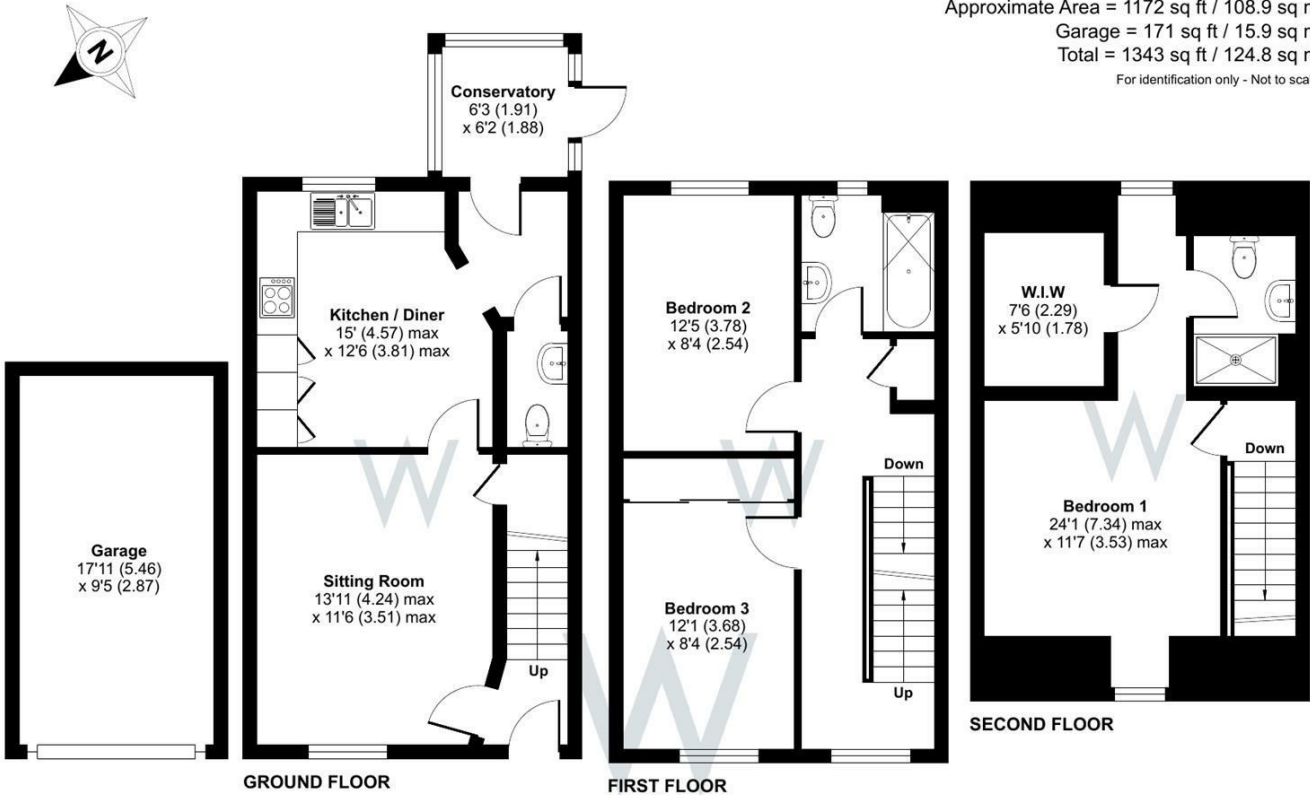
- Attractive Semi Detached House
- Gated development
- Three Bedrooms
- Bathroom, Cloakroom and En suite
- Large Kitchen/Dining Room
- Single Garage
- Garden
- Communal Lawned Areas
- Gas Central Heating
- No onward Chain





Buttercup Close, Salisbury, SP2

Approximate Area = 1172 sq ft / 108.9 sq m
Garage = 171 sq ft / 15.9 sq m
Total = 1343 sq ft / 124.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for H W White Ltd. REF: 1195379



Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas fired central heating.

Directions: Leave Salisbury via Exeter Street and at the roundabout continue forwards into Newbridge Road and at the next set of traffic lights bear right into Harnham. After approximately half a mile turn right into Lower Road after the central island and continue before turning left into Buttercup Close. The property can be found in the left hand corner of the development.

What3words: ///from.sprint.spice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	