

24 Hulse Road
Salisbury



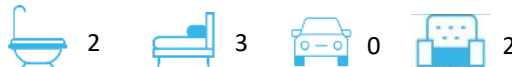




A well-presented, three bedroom, extended, semi-detached property in popular location.

24 Hulse Road
Salisbury. SP1 3LY

Guide Price:
£450,000



- Sought after residential location
- Excellent condition
- Open plan kitchen/living/dining room
- Period features
- Three bedrooms and useful attic room
- Ensuite to principal bedroom
- Family bathroom
- Southerly aspect rear garden
- Pleasant river walk into the city centre
- Gas central heating and UPVC double glazing

The Property

The property comprises a beautifully arranged, light and airy three-bedroom period home set over three floors. Tastefully updated to a high standard by the current owners, it offers generous and well-balanced accommodation ideally suited to modern family living.

A welcoming entrance porch, featuring a charming new front door with fanlight above, opens into the hallway with attractive oak flooring. A decorative archway leads through to the main living space, while to the left is a further reception room. This room benefits from oak flooring, a double-glazed bay window to the front aspect, and a characterful period fireplace with open fire, decorative surround, and tiled inserts. Built-in low-level storage cupboards with shelving above occupy the alcoves, complemented by picture rails, decorative coving, and good ceiling height.

The main living area continues the oak flooring and offers an understairs storage cupboard and staircase rising to the first floor. A feature fireplace with wood burner creates a focal point, with additional shelving to one alcove. This space opens seamlessly into an impressive L-shaped kitchen/dining area, filled with natural light.

The kitchen is fitted with a quality range of wall and base units with roll-edge work surfaces and splashback tiling, incorporating an integrated Neff dishwasher. There is an inset Neff electric oven, matching five-ring Neff gas hob and with extractor hood above, along with an integrated Neff fridge/freezer and further useful understairs storage. Double doors open directly onto the patio and rear garden, ideal for indoor-outdoor living. A door from the dining area leads to a utility room, fitted with additional base units, work surfaces, and plumbing for the usual white goods.

The first floor landing provides access to three bedrooms and the family bathroom. To the front of the property is the principal bedroom, a generous double room featuring two double-glazed windows, an attractive original fireplace, and a door leading to a compact en-suite shower room. The en-suite is fitted with a shower cubicle with fully tiled surround, mains shower, wash hand basin, and WC. The family bathroom is fitted with a white suite comprising a panelled bath with mains shower over, wash hand basin, and WC, complemented by tiled splashbacks. There are two further well-proportioned bedrooms. From the landing, stairs rise to the converted attic space, which is currently being used as a guest room and office. This room benefits from a dormer-style window to the rear and useful eaves storage running along the front elevation.

Tenure

Freehold

EPC Rating

D (66)

Outgoings

Council Tax Band: D

Size

1472 sq ft









Outside

The property is approached via a raised kerb through an iron railing gate. The front area of the property comprises a paved and gravel area.

To the rear the garden is fully enclosed and benefits from gated side access. Enjoying a southerly aspect, it features a patio terrace directly accessed from the kitchen and utility room, ideal for outdoor dining and entertaining. This leads onto a predominantly low-maintenance AstroTurf lawn, with well-stocked flower and shrub borders running along one side. A raised planting bed on the patio adds further interest, with the entire garden enclosed by fencing for privacy.

Location

Hulse Road is a highly sought-after and peaceful residential no through road located just outside the ring road, yet still within easy reach of the centre of the Cathedral City of Salisbury. The property is only a short riverside walk to the city centre, leisure centre and nearby Victoria park to the local co-op.



Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline.

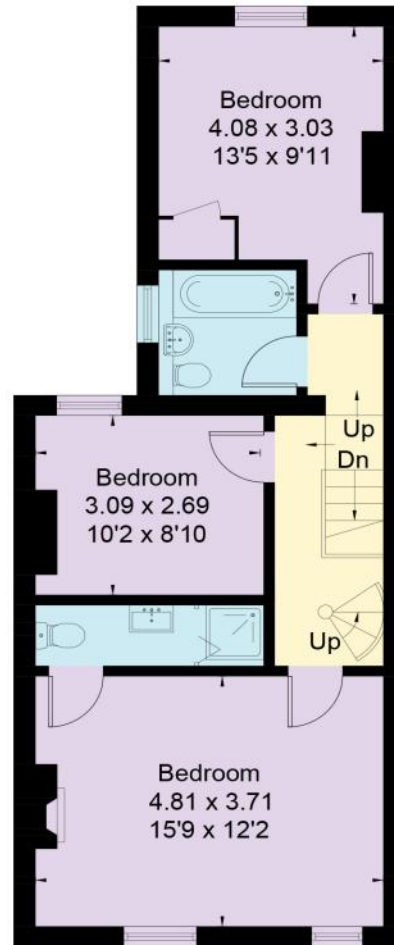
Services - All mains services are connected.

Ofcom suggests Ultrafast broadband is available and all major mobile networks offer good service

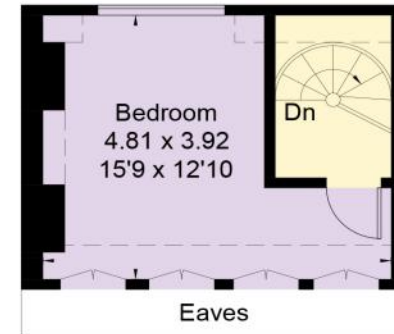
Approximate Floor Area = 136.8 sq m / 1472 sq ft (Excluding Eaves)



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104856

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