



44 Hulse Road, Salisbury, Wiltshire, SP1 3LY

Jordan & Mason

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An elegant and immaculately presented, four-bedroom, period home boasting light and airy accommodation. Viewing of this property is highly recommended. EPC: C



DISTANCES (ALL BEING APPROXIMATE)

SALISBURY 1 MILES (MAIN LINE STATION TO

LONDON WATERLOO APPROX 80 MINS)

WINCHESTER 24 MILES

BATH 40 MILES

NEW FOREST 10 MILES

SOUTH COAST 30 MILES

ACCOMMODATION & FEATURES

- Superb four double bedroom home
- Sought-after residential location and pleasant river walk to the centre
- Landscaped garden
- Sitting room with bay window and log burning stove
- Beautifully appointed kitchen with bi-fold doors
- Separate dining area
- Period features and wooden floors
- Four well proportioned bedrooms
- Viewing is highly recommended
- EPC: C



THE PROPERTY

The property comprises a well arranged light and airy four-bedroom period house over three floors which has been tastefully updated to a high standard by the current owners and enjoys spacious accommodation well suited to family living.

The ground floor has a well-appointed sitting room with bay window and log burning stove and this extends into a dining room with wooden floors.

The open plan kitchen enjoys a good amount of natural light and has been recently upgraded with a high-quality finish, there are by-fold doors which lead onto a beautifully landscaped garden.

At the end of the hallway there is downstairs cloakroom and stairs then lead to the first floor with well appointed family bathroom together with three double bedrooms. Stairs rise to the second floor, where there is a convenient storage area, which houses the boiler and water tank.

The principal bedroom enjoys a good amount of natural light and elevated views and a modern shower room. The property combines a number of period features with contemporary living and viewing of this property is highly recommended.



OUTSIDE

The front of the property is bordered with a low brick wall and to the side is a paved area with low growing shrubs, there is an attractive mosaic paved path which leads to the front door.

The rear garden is very well maintained and accessed from the kitchen via bi-fold doors, it is mainly laid to lawn and fully enclosed with wood panel fencing to all sides. there are a variety of mature shrubs, flowers and plants. At the far end there is a very pleasant seating area suitable for outside dining. A further wooden gate gives rear access to a pedestrian side walkway.



LOCATION

This Victorian terrace is situated on the edge of Salisbury city centre and within close proximity to numerous amenities. Located close to Victoria Park which is well maintained and makes for an inviting outside space with good amenities, including tennis courts and cafe. Salisbury city centre can be accessed alongside the banks of the River Avon, which offers a most pleasant walk to the centre also nearby Five Rivers Health and well-being centre and to the John Lewis and partners Waitrose.

The Castle Road has a cooperative general convenience store and public transport giving access to Salisbury city centre.

For commuters, the property is within easy access of Salisbury's mainline railway station with services to London Waterloo in approximately 80 minutes. Salisbury city centre has a thriving sense of spirit with the twice weekly charter market, superb theatre and a range of shopping and recreational facilities.

The south coast, Bath, Winchester and Southampton are all accessible from the city and the A303 gives access to the M3 and London or Westerly towards Exeter and the West Country.



SERVICES

Mains Water, drainage, electricity, and gas are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

VIEWINGS

By appointment only with Jordan & Mason
Salisbury Office 01722 441 999

TENURE - Freehold





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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44 Hulse Road, Salisbury Approximate Gross Internal Area 152 Sq M/1636 Sq Ft



DIRECTIONS

Leave Salisbury city centre via Castle Street in a northerly direction. At the Castle Roundabout go straight across onto the A345. Take the first turning on the left onto Butts Road. At the mini roundabout turn left onto Hulse Road and the property can be found after a short distance on the left hand side, indicated with a Jordan and Mason For Sale Board.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Salisbury

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