



44 Harcourt Terrace | Salisbury | Wiltshire | SP2 7SA

WOOLLEY
& WALLIS

WOOLLEY & WALLIS

Guide Price £950,000

An elegant and recently extended 4 bedroom semi-detached Victorian townhouse in the centre of Salisbury on a popular residential road with off-road parking for 2 cars.

The Property

44 Harcourt Terrace is a handsome period property with well appointed accommodation totalling around 2,200 square feet set in a historic and highly desirable residential area. The house is well presented and has charming features throughout with high ceilings, sash windows to the front elevation, ornate coving/arch and stylish fireplaces. A contemporary single storey extension was added to the rear in 2018 creating an open plan kitchen/dining room with large feature window overlooking the garden, ideal for a modern family.

The property has well-appointed accommodation which has been improved and modernised over the years. There is a large and welcoming hall with engineered oak flooring which continues throughout the ground floor. The sitting/dining room has been combined to create a large living space with a electric fire and woodburner set in marble surrounds, built in speakers to the ceilings. The kitchen has a superb selection of base and wall mounted storage with stylish quartz and wood worktops. Built appliances include 2 ovens, dishwasher, induction hob and space for an American style fridge freezer. The island has a duel sink and a breakfast bar. The breakfast area has a lantern to the ceiling making it a very light space. There is a utility room and a cloakroom. On the first floor there are 2 double bedrooms (the main has a large walk in wardrobe) and a bathroom with shower over the bath, WC and wash hand basin. There is also an airing cupboard. The second floor has 2 further double bedrooms and a shower room with walk-in shower, WC, wash hand basin.

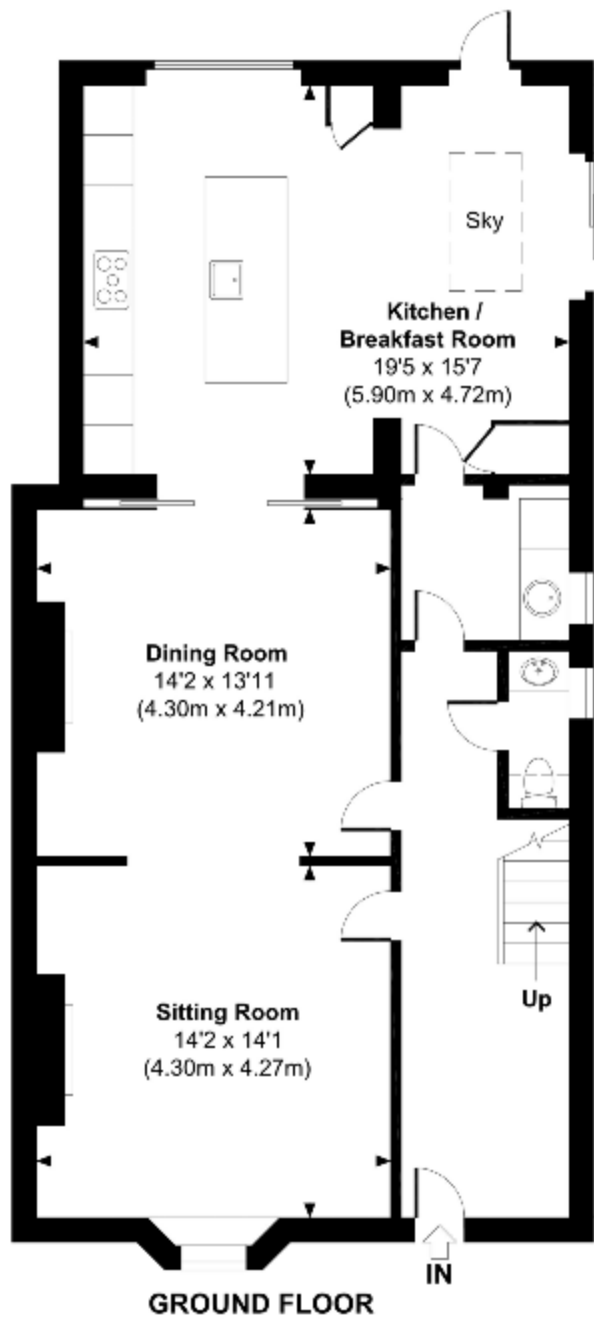
Situation

Harcourt Terrace is situated close to Elizabeth Gardens and just a 5 minute walk for the market square. There is excellent schooling with Bishops Wordsworth and South Wilts grammar schools within walking distance as well as other schooling at all levels. Salisbury has a range of recreational, leisure and shopping facilities which combine with a twice weekly market. The mainline railway station has regular services to Waterloo (90 minutes). The A36 and A303 provide access to the West Country and M3, M25.



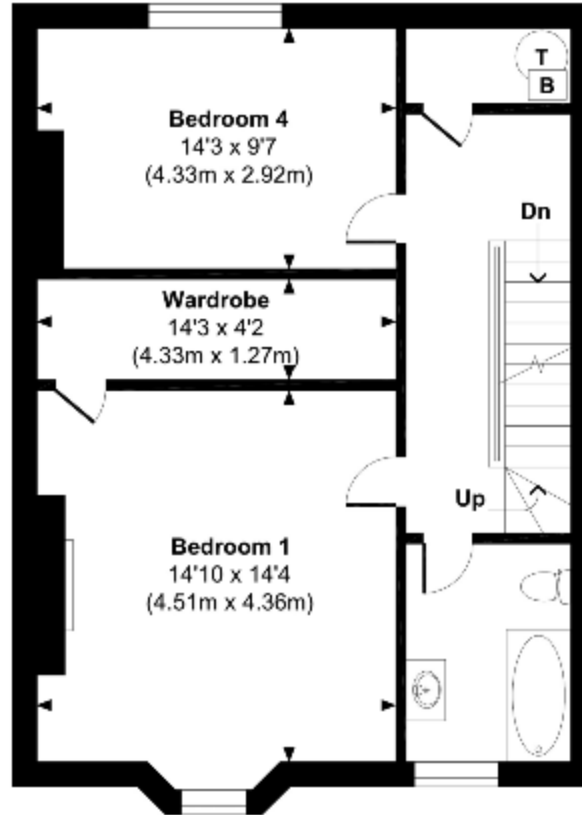
Harcourt Terrace

Approximate Gross Internal Area
 Total = 2190 Sq Ft / 203.46 Sq M
 Includes areas with restricted room height.

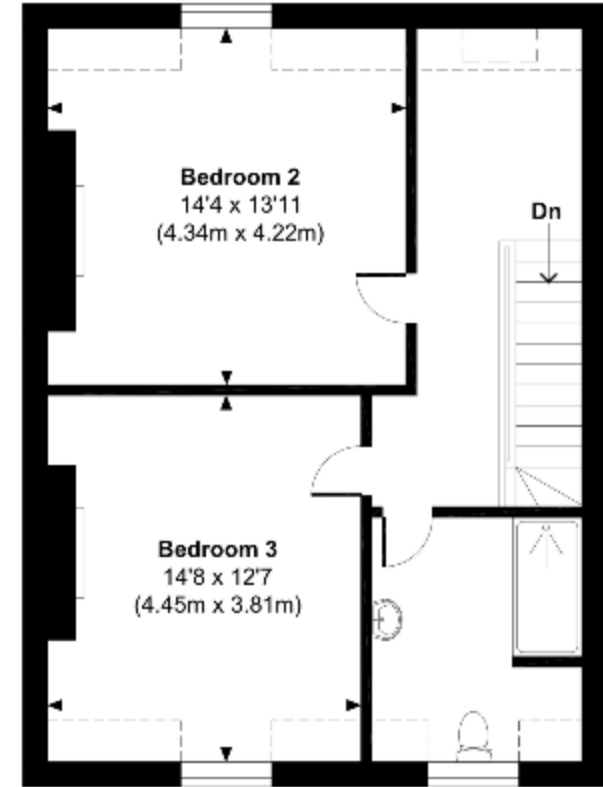


GROUND FLOOR

Indicates restricted room height less than 1.5m.



FIRST FLOOR



SECOND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. 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 necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in April 2024.



Outside

To the front of the property there is off-road parking for 2 vehicles as well a electric charging point. A side gate leads to the rear garden which has a lawn area, a selection of productive flower beds, a patio and a garden shed. The rear garden is a generous size and relatively private.

Directions

From our offices on Castle Street proceed North to the Castle road roundabout and turn left. At St Pauls round about turn left onto Fisherton Street and proceed under the railway bridge. At the mini roundabout take the 2nd exit onto Dews Road and continue, bear left and then turning right onto South Street. At the end turn right onto Harcourt terrace where the property will be found after a short distance on the right.

Services

Mains water, electricity, drainage and gas are available.

Viewings

All viewing's by appointment only through our Salisbury Residential Department 01722 424524.

Local Authority

Wiltshire Council 0300 456 0100

Council Tax

Council tax Band F.



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