



41 St. Clements Way, Bishopdown, Salisbury, Wiltshire, SP1 3FE

Guide Price £315,000 Freehold

## **Modern semi-detached house, set back from the road and situated on a good sized plot.**

### **Description**

The property is a modern semi-detached house, originally the showhome for the development, situated in a good plot set back from the road together with garage, driveway parking and part walled garden. The accommodation comprises a good sitting room with large bay window, a kitchen/breakfast room with space for a small table and chairs, 3 bedrooms and bathroom. Benefits include PVCu double glazing, replacement bathroom suite and gas central heating by radiators. There are further small areas of garden to front and side. Bishopdown Farm lies to the north of the city and has its own amenities including a local convenience store, doctor, dentist and veterinary practice, Green Trees primary school and a public house. Close by are the London Road Park & Ride and the popular Parkwood Leisure Centre. The city itself is about 2 miles away with its mainline station to Waterloo.

### **Entrance Porch**

#### **Entrance Hall**

Understairs cupboard.

#### **Sitting Room**

Large bay window to front elevation, stairs to first floor, tv point.

#### **Kitchen/Breakfast Room**

Range of work surfaces with base and wall mounted cupboards and drawers, built in oven and 4 ring gas hob, extractor fan, one and a half bowl sink unit with mixer tap, wall mounted gas boiler for heating and hot water with programmer, tiled splasbacks, space and plumbing for washing machine, fridge/freezer space, double doors to garden.

#### **First Floor Landing**

Hatch to loft space.

#### **Bedroom One**

#### **Bedroom Two**

#### **Bedroom Three**

Tv point.

### **Bathroom**

Replacement suite of panel bath with electric shower over, wc with concealed cistern and wash basin with cupboard below. Tiled floor and walls, heated towel rail. Cupboard housing lagged hot water tank with immersion heater.

### **Garage**

Up and over door, power and light, roof storage, door to garden.

### **Outside**

To the front is a small area of lawn with shrubs, adjacent to this is a tarmac driveway offering vehicle parking with further shrubs, giving privacy to the side. The sunny and private rear garden is part walled and part timber fenced with paved seating area leading to lawn with well stocked flower beds and shrubs. Water tap.

### **Outgoings**

The Council Tax Band is D and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94

### **Services**

Mains gas, water, electricity and drainage are connected to the property.

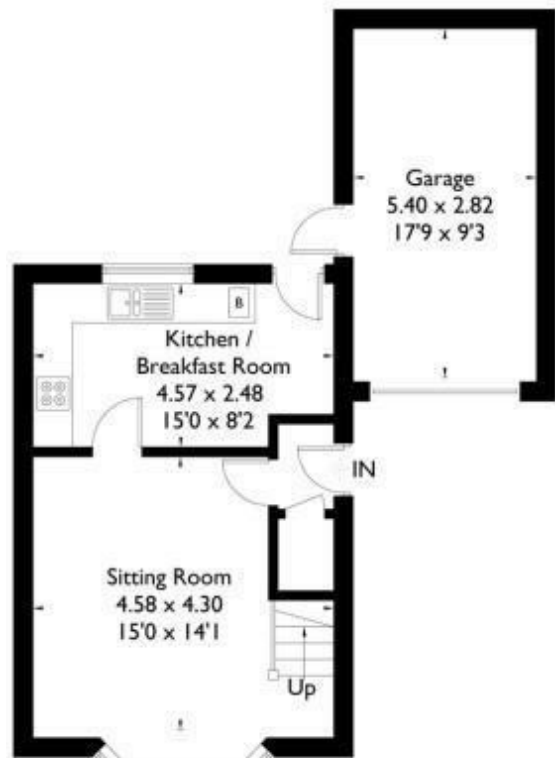
### **Directions**

Leave Salisbury on the A30 London Road and at the first roundabout turn left on to the Bishopdown Farm development. Take the first left into St Clements Way and the property can be found on the left hand side.

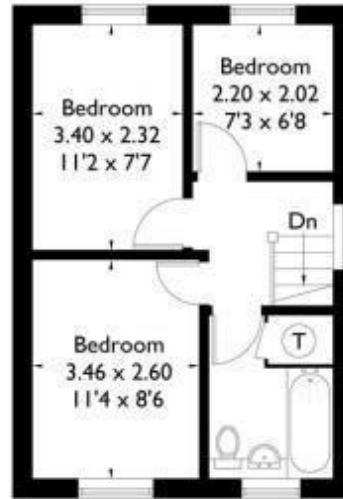
### **WHAT3WORDS**

What3Words reference is: [///prowl.edicts.level](https://www.what3words.com/level)

Approximate Gross Internal Area = 65.2 sq m / 702 sq ft  
 Garage = 15.2 sq m / 164 sq ft  
 Total = 80.4 sq m / 865 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 151775

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">86</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <span style="font-size: 2em;">68</span>	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

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