



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

£265,000 Freehold



**A modern terraced house overlooking open space with a double car barn to the rear. No onward chain.**

### **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 in to St Clements Way and the property can be found just after the St Judes turning, fronting the grassed area.

### **Description**

The property is a modern mid terraced house in an excellent off road location fronting an open grassed area. The accommodation comprises a sitting room, a kitchen/breakfast room with an integrated oven and hob with space for a small table and chairs. On the first floor the main bedroom has a fitted wardrobe and there is a further bedroom and a bathroom with a white suite. Benefits include PVCu double glazing, gas central heating and a garden to the rear in addition to a small area of front garden. A particular feature of the property is the double car barn directly behind with two off road parking spaces. Bishopdown Farm lies to the north of the city and has its own amenities including a local convenience store, doctor, dentist and veterinary practices, 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. NO ONWARD CHAIN.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Sitting Room 13'9" x 12'4" (4.20m x 3.77m)**

Window to front, radiator, stairs, high level electric fusebox, TV and telephone point, door to;

#### **Kitchen/Breakfast Room 12'3" x 7'9" (3.75m x 2.37m)**

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer under window to rear, space/plumbing for washing machine, space for tumble dryer and fridge/freezer, integrated electric oven with four ring gas hob and extractor over, wall mounted gas boiler, radiator, space for table and chairs, part glazed door to garden.

#### **First Floor - landing**

Radiator, loft access.

#### **Bedroom 1 12'3" x 9'0" (3.75m x 2.75m)**

Two windows to front, radiator, over stair cupboard with hot water cylinder and immersion, over stair wardrobe, telephone point.

#### **Bedroom 2 9'5" x 6'1" (2.89m x 1.87m)**

Window to rear, radiator.

#### **Bathroom**

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, radiator, part tiled walls, strip light and shaver point.

#### **Outside**

To the front of the property is a shared path and a small area of low maintenance garden. The rear garden comprises a patio and a lawn with a rear access gate leading directly to the car barn. There is a timber shed, an outside light and is enclosed on all sides by timber fencing.

#### **Services**

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

#### **Outgoings**

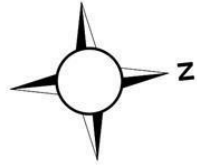
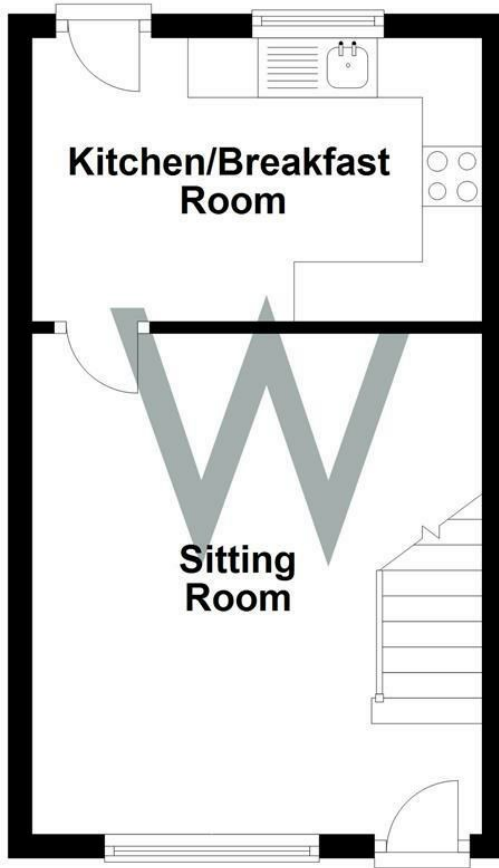
The Council Tax Band is C and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43

#### **WHAT3WORDS**

What3Words reference is: [///jobs.handyman.spoke](https://www.what3words.com/#!/jobs.handyman.spoke)

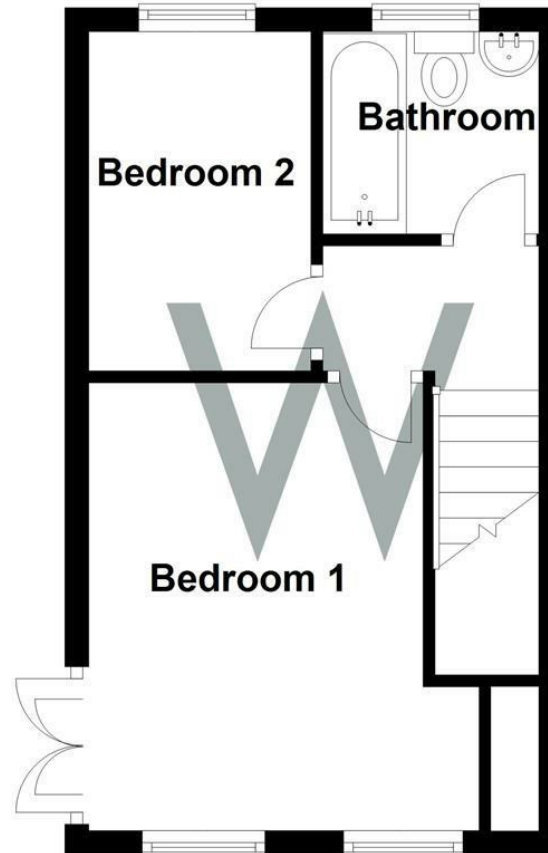
## Ground Floor

Approx. 25.2 sq. metres (271.1 sq. feet)



## First Floor

Approx. 25.3 sq. metres (271.9 sq. feet)



Total area: approx. 50.4 sq. metres (543.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	72	
(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	

**WHITES**  
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