



7 Whitlock Rise, Bishopstone, Salisbury, Wiltshire, SP5 4AG

£260,000 Freehold

## **A two bedroom end of terrace bungalow in need of updating and offered to the market with no onward chain.**

### **Description**

The property is a two bedroom end of terrace bungalow in need of refurbishment and offered to the market with vacant possession. The accommodation comprises an entrance hall and a sitting room which leads to a kitchen. There is a further reception room to the rear which accesses the garden. The two bedrooms both have a range of fitted furniture and the shower room has been updated. Further benefits include PVCu double glazing and heating via an electric boiler. There are gardens on three sides with far reaching valley views to the front. Within Whitlock Rise is a residents car parking area. Bishopstone is a very popular village lying to the south-west of Salisbury and the surrounding countryside has excellent walking and riding. There are well regarded primary schools and a community shop in nearby Broadchalke which also has a doctor's surgery and village pub. Salisbury lies approximately 6 miles away and has a further range of amenities including a mainline railway station serving London Waterloo.

### **Property Specifics**

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

#### **Entrance Hall**

Part glazed side door, radiator, part timber panelled walls, loft hatch, wall mounted digital thermostat.

#### **Sitting Room 16'4" x 9'11" (4.99m x 3.03m)**

Window to front, radiator, TV point, picture rail, sliding door to;

#### **Kitchen 10'9" x 7'10" (3.28m x 2.39m)**

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven and four ring hob with extractor over, stainless steel sink and drainer with mixer tap, space for fridge, storage cupboard, stable style door to;

#### **Reception Room 12'11" x 7'1" (3.94m x 2.16m)**

Window to rear, part glazed door to covered area with space/plumbing for washing machine.

#### **Bedroom One 11'10" x 9'11" into wardrobe. (3.61m x 3.03m into wardrobe.)**

Window to front, radiator, fitted wardrobes and cupboards.

#### **Bedroom Two 10'9" x 6'11" (3.29m x 2.13m)**

Window to side, fitted wardrobes and cupboards.

#### **Shower Room**

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, radiator, tiled walls and floor, obscure glazed window to rear.

#### **Outside**

The gardens lie on three sides of the property. To the front is a gravelled and lawned garden with flower beds and borders. There is a gate in to the side garden which is lawned with a patio area and two sheds. The rear garden is paved with raised flower beds. there is a brick built store with power.

#### **Services**

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

#### **Outgoings**

The Council Tax Band is 'A' and the payment for the year 2024/2025 payable to Wiltshire Council is £1459.25.

#### **Directions**

Leave Salisbury on the A354 and upon reaching Coombe Bissett turn right towards Bishopstone. Pass through Stratford Tony and on arriving in Bishopstone, Whitlock Rise can be found on the right hand side.

#### **WHAT3WORDS**

What3Words reference is: [///snowboard.ownership.quick](https://www.what3words.com/snowboard.ownership.quick)

## Floor Plan

Approx. 59.4 sq. metres (638.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(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			
			<b>73</b>
		<b>33</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

