



54 Apostle Way, Bishopdown, Salisbury, Wiltshire, SP1 3GS

Guide Price £400,000 Freehold

Modern detached house built in the late 1990's on the popular Hampton Park development on the north western outskirts of the city and offered in excellent order throughout.

Description

Modern detached house built in the late 1990's on the popular Hampton Park development on the north western outskirts of the city and offered in excellent order throughout together with upvc double glazing and gas fired central heating by radiators via a recently installed boiler. There is oak flooring to the ground floor, an easily maintained rear garden with a useful workshop and separate garden shed, a recently installed resin pebble driveway with parking for 3 vehicles, recently fitted cloakroom and kitchen.

Hampton Park has its own easily accessible amenities including village green, local convenience store, doctor, dentist, pharmacy and veterinary practice, Green Trees primary school and a public house. The Castle Hill Country Park is a short walk away. Close by are the London Road Park & Ride and the popular Parkwood Leisure Centre. Buses run from outside Green Trees school every 30 minutes to the city centre which is about 2 miles away with its mainline station and regular trains to Waterloo.

Property Specifics

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

Entrance Porch

Full length glass front door, window to side.

Entrance Hall

Oak flooring, coat and shoe space, window to side.

Sitting Room

Double aspect room with oak flooring, tv point, telephone point, coved ceiling, smoke alarm, door to inner hallway and dining room.

Dining Room

Oak flooring, coved ceiling, double French doors to garden, opening to:

Kitchen

Shaker style kitchen with range of granite effect work surfaces with base and wall mounted cupboards, drawers, inset one and a half bowl sink unit with mixer tap, built in oven, induction hob and extractor fan, fridge/freezer space, built in dishwasher, wall mounted recently installed Worcester gas boiler for heating and hot water.

Study

Oak flooring built in cupboards and shelving.

Utility Cupboard

Space and plumbing for washing machine and tumble drier. Shelving, extractor fan.

Cloakroom

Wc and hand basin, tiled floor, part tiled walls.

First Floor Landing

Hatch to loft space.

Bedroom One

Built in wardrobes with sliding doors.

En-suite Shower Room

Cubicle with thermostatic mixer shower, wc and hand basin with cupboard below. Extractor fan, heated towel rail.

Bedroom Two

Bedroom Three

Family Bathroom

Panel bath with mixer taps and shower attachment, wc and hand basin. Tiled floor, part tiled walls, extractor fan, cupboard housing lagged hot water tank.

Outside

To the front is a recently laid resin pebble driveway with parking for 3 vehicles. Side access leads to the rear garden with paved patio and steps up to lawn with flower beds and shrubs. Enclosed by timber fencing. Wooden storage shed and separate workshop.

Services

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

Outgoings

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

WHAT3WORDS

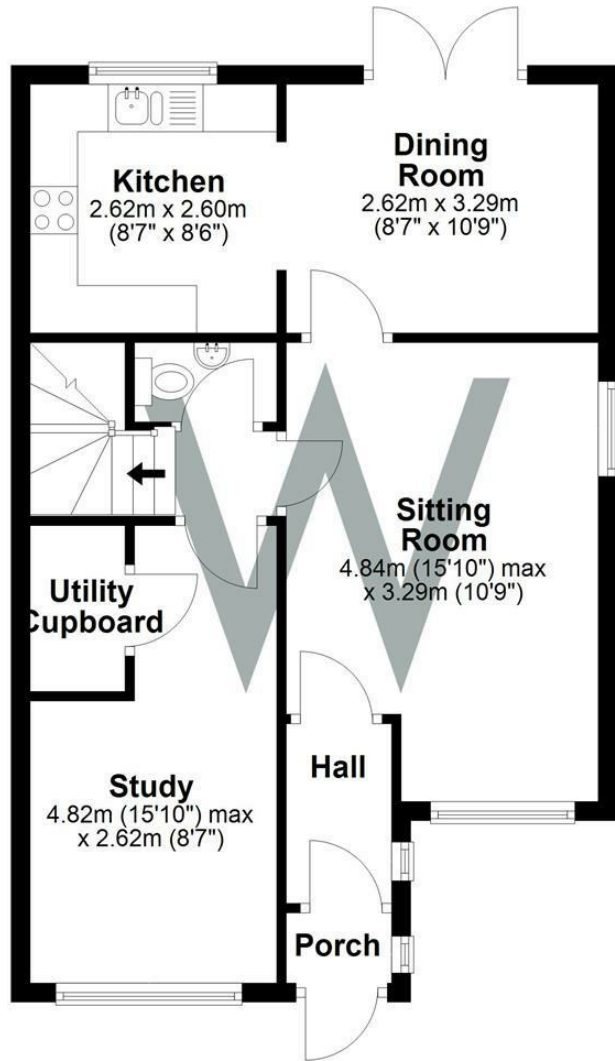
What3Words reference is: [///converged.cackling.prom](https://www.what3words.com/converged.cackling.prom)

Directions

Leave Salisbury on the A30 London Road, turning left at the first roundabout into St Thomas Way. At the T-junction by the school turn right and first left into Ash Crescent. Turn right into Sharratt Avenue and left into Apostle Way where number 54 will be found on the right hand side.

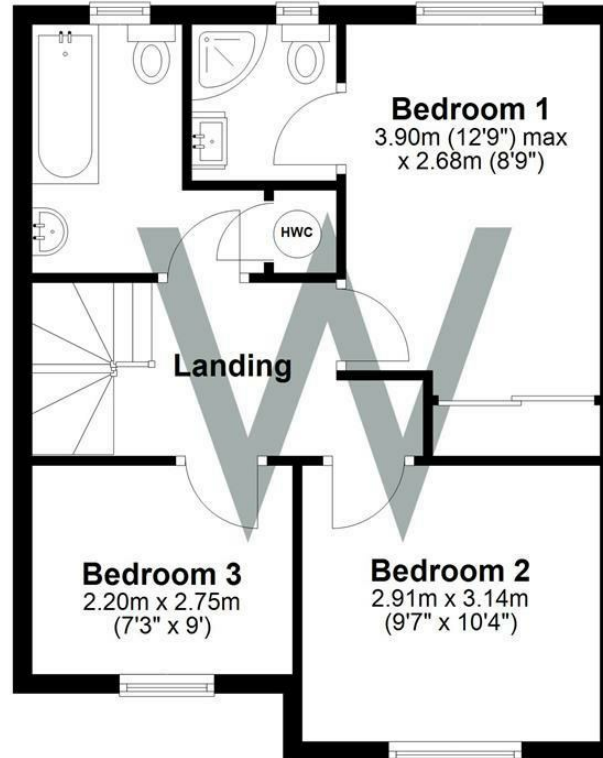
Ground Floor

Approx. 52.6 sq. metres (565.7 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(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	

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