



3 St Judes Close, Bishopdown Farm, Salisbury, Wiltshire, SP1 3FA

£250,000 Freehold

A modern two bedroom terraced house with a conservatory extension and the benefit of a garage.

Description

The property is a modern two bedroom terraced house with a conservatory extension and a garage and situated in a cul de sac on the edge of the popular Bishopdown Farm development on the northern outskirts of the city. The accommodation comprises an entrance hallway, a kitchen with a good range of units and a sitting/dining room which leads to the conservatory. On the first floor are two bedrooms both with built in wardrobes and a bathroom. To the rear is a garden and there is a single garage and parking space nearby. Offered to the market with no onward chain. Bishopdown Farm lies to the north of the city and has its own easily accessible amenities including local convenience store, doctor, dentist, pharmacy and veterinary practice, Green Trees primary school, a public house and Friday night food truck. 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 to the city run from outside Green Trees school every 30 minutes 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 hall

Front door, radiator, wood effect floor, telephone point, high level electric fusebox, doors to kitchen and to;

Kitchen 7'10" x 7'10" (2.41m x 2.39m)

Fitted with a range of base and wall units with work surfaces over, integrated electric oven and grill with four ring gas hob and extractor over, dishwasher, space for fridge/freezer, space/plumbing for washing machine, wall mounted gas boiler and digital control panel, wood effect floor, sink and drainer under window to front.

Sitting/dining room 16'8" x 11'10" (5.10m x 3.61m)

Stairs to first floor, two radiators, TV point, sliding doors to;

Conservatory 9'3" x 7'4" (2.82m x 2.24m)

Glazed elevations with pitched perspex roof, glazed double doors to garden.

Stairs to first floor - landing

Loft access.

Bedroom one 12'2" x 8'8" (3.71m x 2.65m)

Window to rear, radiator, over stair wardrobe.

Bedroom two 10'5" x 6'10" (3.18m x 2.09m)

Window to front, radiator, built in wardrobes.

Bathroom

Fitted with a suite comprising panelled bath with hand held shower over, low level WC, pedestal wash hand basin, radiator, obscure glazed window to rear.

Outside

There is a small area of front garden and a path to the front door. The rear garden has a patio area the remainder being lawned. At the end of the terrace there is a garage in a block (the right hand garage) with an up and over door and a parking space.

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 £1,899.06.

Directions

From Salisbury, take the A30 London Road and at the roundabout turn left into St Thomas Way on to Bishopdown Farm. Take the first left in to St Clements Way and first left again into St Judes Close. The property can be found on the left hand side.

WHAT3WORDS

What3Words reference is: ///toasters.untruth.solves

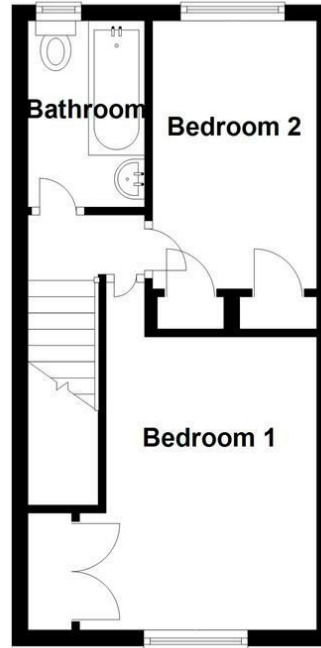
Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.7 sq. feet)



Total area: approx. 62.0 sq. metres (667.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
England & Wales	
EU Directive 2002/91/EC	



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