



20 Bishopdown Road, Bishopdown, Salisbury, Wiltshire, SP1 3DP

£285,000 Freehold

## A refurbished end of terrace house with no onward chain.

### Description

The property is a refurbished end of terrace house in an elevated position with open aspects to the front and far reaching views to the rear. The house is now offered in superb order throughout with a new kitchen, updated bathroom, new flooring and redecoration throughout. The property also has PVCu double glazing and gas central heating. The accommodation comprises on the ground floor of an entrance hallway, a sitting/dining room and a refitted kitchen with an integrated oven and hob. The two bedrooms both have fitted wardrobes and the bathroom has a white three piece suite. To the rear are far reaching views towards Laverstock Downs and a pleasant garden with an open plan grassed area to the front as well as a useful brick built store to the side. The property also offers potential for extension. The property lies on the edge of the development with nearby country walks and amenities which include a convenience store, post office and a primary school. There is also a regular bus service to the city centre which lies approximately 2 miles away. NO ONWARD CHAIN.

### Property Specifics

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

#### Entrance hall

Stairs with window to side, radiator.

#### Sitting/dining room 19'3" x 11'0" max (5.89m x 3.37m max)

Dual aspect with windows to front and rear, tiled fireplace and hearth, two radiators, TV point, internet point.

#### Kitchen 12'1" x 7'5" (3.69m x 2.28m)

Fitted with base and wall units with timber work surfaces over, sink and drainer under window to side, space for fridge/freezer, space/plumbing for washing machine, integrated electric oven, four ring hob and extractor over, understair storage cupboard, vinyl flooring, cupboard housing wall mounted gas boiler, part glazed door to rear.

#### Stairs to first floor - landing

Window to side, loft access.

#### Bedroom one 14'4" max into depth of wardrobe x 8'11" (4.38m max into depth of wardrobe x 2.72m)

Window to front, fitted wardrobe along one wall, radiator, over stair cupboard.

#### Bedroom two 10'7" x 10'2" (3.23m x 3.11m)

Window to rear, radiator, fitted wardrobe, further cupboard with shelving.

#### Bathroom

Fitted with a white suite comprising low level WC, wash hand basin, panelled bath with shower over, radiator, vinyl flooring, part tiled walls, obscure glazed window to rear.

#### Outside

To the front and side of the property is an open plan grassed area with a path and steps to the front door. There is a brick built storage shed to the side which has power and light. The rear garden has an easterly aspect with a raised patio area and a lawn which has a gravelled surround. There is an outside tap and the garden is enclosed 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 2024/2025 payable to Wiltshire Council is £2245.28.

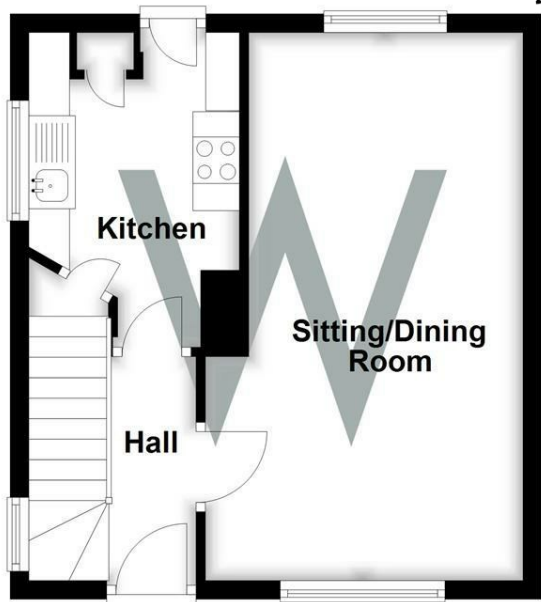
#### Directions

From our offices in Castle Street proceed away from the city centre and continue forwards at the roundabout on to Castle Road. After the first set of traffic lights turn right on to Cornwall Road and continue up the hill by turning in to Cambridge Road. At the T junction by the school, turn left on to Bishopdown Road, proceed down the hill and the property can be found on the right hand side.

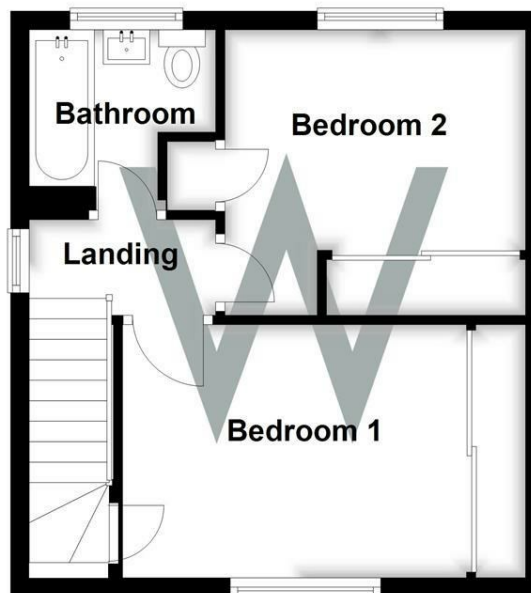
#### WHAT3WORDS

What3Words reference is: ///clips.cycle.outer

**Ground Floor**  
Approx. 31.3 sq. metres (336.8 sq. feet)



**First Floor**  
Approx. 31.4 sq. metres (338.2 sq. feet)



Total area: approx. 62.7 sq. metres (675.0 sq. feet)



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>England &amp; Wales</b>		EU Directive 2002/91/EC	



**WHITES**  
Castle Chambers, 47 Castle Street,  
Salisbury, Wiltshire, SP1 3SP  
01722 336422  
www.hwwhite.co.uk  
residential-sales@hwwhite.co.uk

