

47 Linkway, Bishopdown, Salisbury, Wiltshire, SP1 3EP



 Myddelton & Major

We are proud to present

47 Linkway

Bishopdown, Salisbury, Wiltshire, SP1 3EP

A modern one-bedroom semi-detached home offering well-proportioned accommodation, private garden and off-road parking

- Modern one-bedroom semi-detached house
 - Well-proportioned living room
 - Separate fitted kitchen
 - Ground-floor garden access
 - Private enclosed rear garden
 - Pleasant Cotswold stone seating area
 - Off-road driveway parking



The Property

47 Link Way is a modern one-bedroom semi-detached house of brick construction, with part-rendered elevations at first-floor level beneath a tiled roof. Thought to have been built in the 1980s the property benefits from driveway parking, private garden, gas-fired central heating, UPVC double glazing and is understood to have all mains services connected.

Internally, the front door opens into a small entrance porch, with an inner door leading into the living room. The living room features stairs rising to the first floor, together with a useful and generously sized understairs storage cupboard. A door leads through to the kitchen at the rear of the property.

The kitchen is fitted with a range of floor and wall-mounted units with work surfaces and tiled splashbacks. There is space for a cooker, washing machine and under-counter fridge, together with a door providing direct access to the side and rear garden. The ground floor benefits from tiled flooring throughout.

On the first floor, a small landing provides access to the bedroom and bathroom, as well as a useful storage cupboard currently utilised as a wardrobe and a hatch providing access to the roof space. The double-aspect bedroom is positioned to the front of the property and enjoys windows to both the front and side elevations.

The bathroom is situated to the rear and comprises a panel bath with electric shower over, pedestal wash hand basin and WC. The walls are part tiled and there is a heated towel rail.

Outside

To the front, a driveway provides parking for either two smaller vehicles or one larger vehicle, with a gravelled area of front garden and steps leading down to the entrance porch. A gate at the end of the driveway provides access to the rear garden.

The enclosed rear garden is arranged over several levels, with the lower section laid to Cotswold stone, creating a pleasant and relatively private area in which to sit and enjoy the sunshine. The garden is fenced to the rear and overlooks the cemetery. A garden shed is situated at this level, while steps lead up alongside the property to a further paved patio area and a gate providing access to the driveway. There is also a door from the garden directly into the kitchen.



Location

47 Linkway is situated within the popular Bishopdown area on the northern side of Salisbury, offering a convenient combination of established residential surroundings, local amenities and good access to the city centre. Everyday facilities are available nearby, including local shops, a convenience store, primary schooling and community facilities, while regular bus services provide a straightforward connection into Salisbury.

Salisbury city centre is approximately two miles away and provides an excellent range of shopping, cafés, restaurants and leisure facilities, together with the historic Market Place and Cathedral. Salisbury's mainline railway station offers regular services towards London Waterloo, while the surrounding Bishopdown Downs and open countryside provide opportunities for walking and enjoying the Wiltshire landscape.

Additional Information

Services:

All mains services are connected. Ofcom suggests broadband speeds of up to 1800Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

Tenure:

Freehold

Council Tax Band:

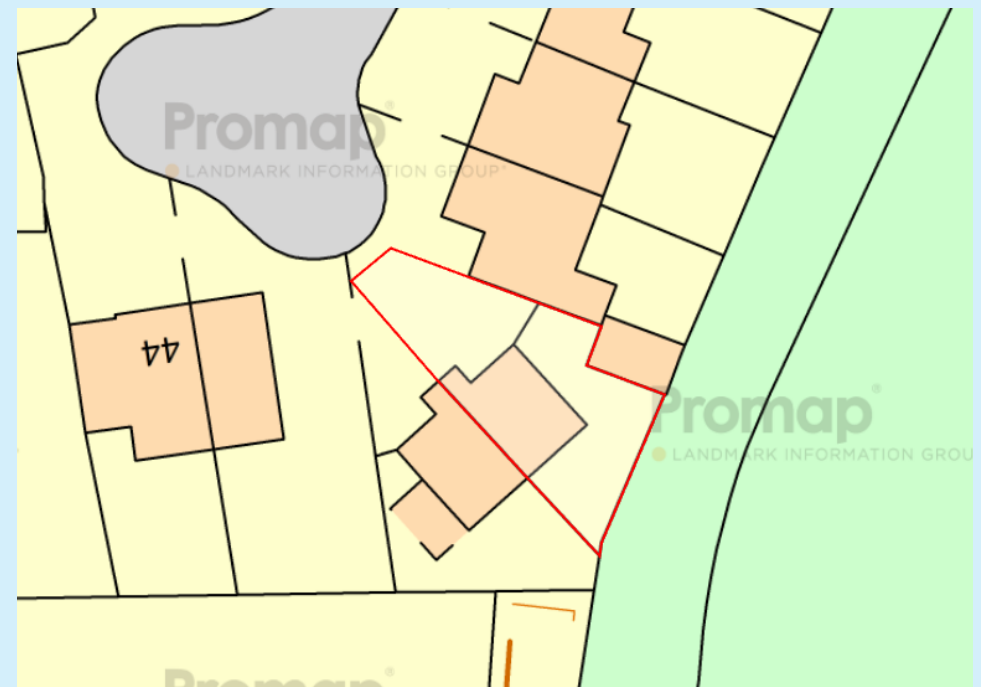
Band B

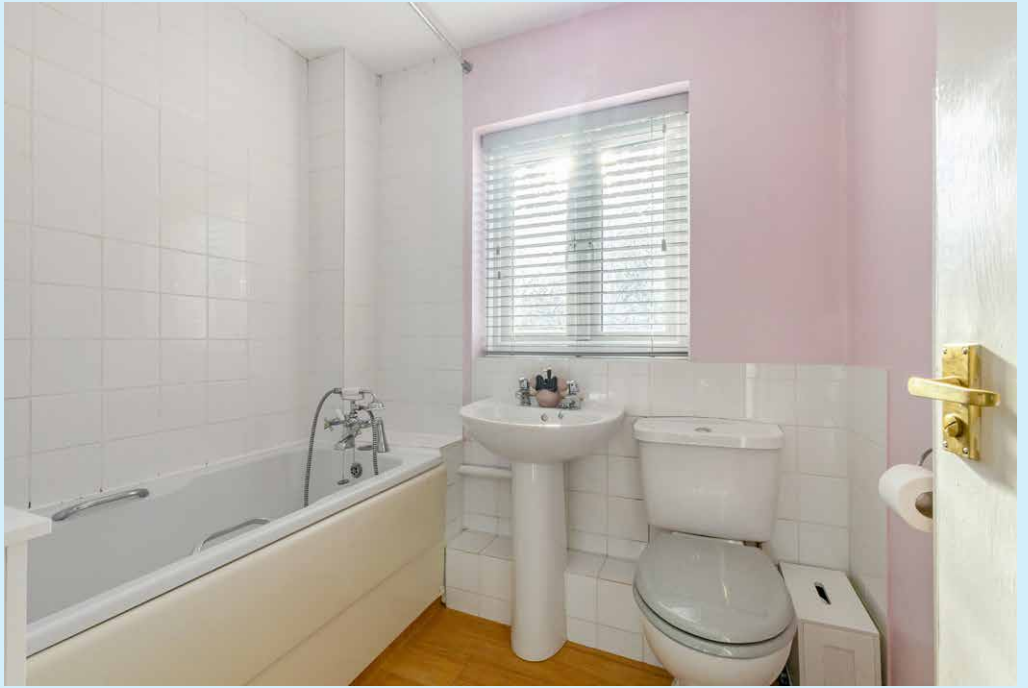
EPC Rating:

C (69)

Square Footage:

491 ft²



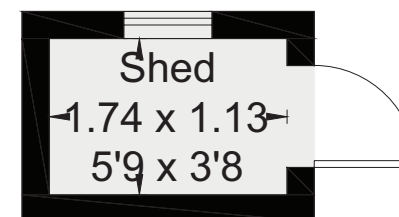




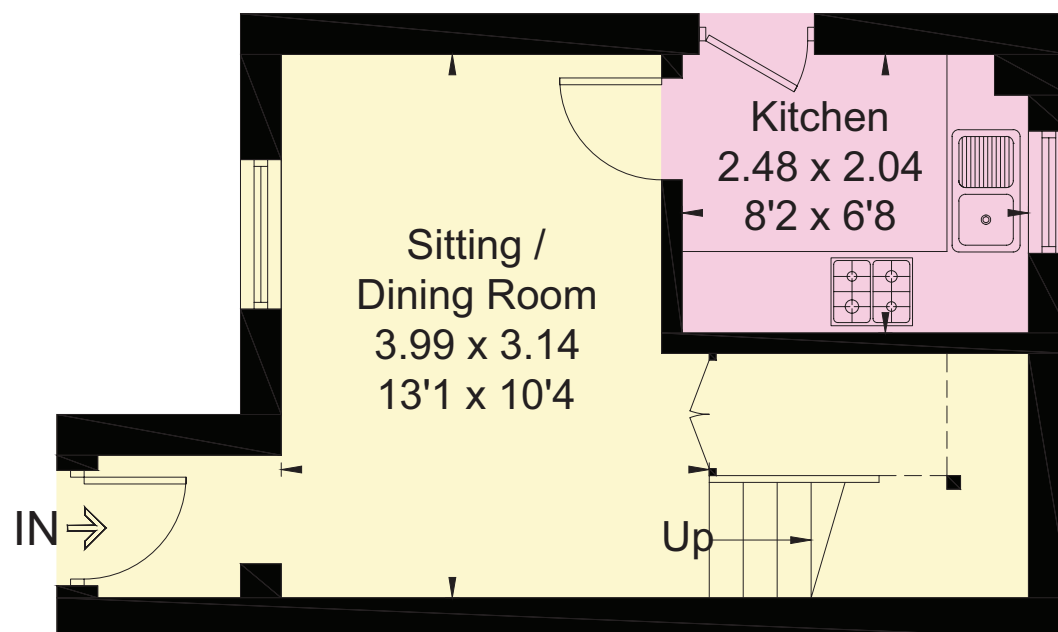
Approximate Floor Area = 45.6 sq m / 491 sq ft
(Excluding Shed)



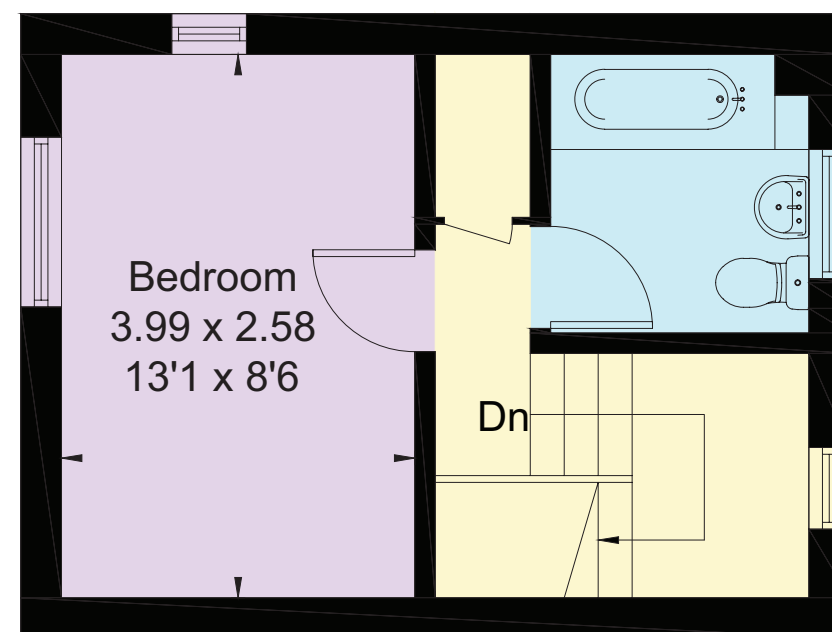
[] = Reduced head height below 1.5m



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Contact

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