

ESTATE AGENTS



**John Jeffery
of Salisbury**

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**A WELL ARRANGED, MODERN TWO BEDROOM TERRACED
HOUSE SITUATED IN QUIET CUL DE SAC LOCATION WITH
GARAGE AND OFF STREET PARKING**



23 St James Close, Bishopdown Farm, Salisbury, Wiltshire, SP1 3FB

£259,950 FREEHOLD

These particulars are intended to give a fair description of the property. They do not however constitute an offer of contract. The vendor, his Agent John Jeffery of Salisbury and persons in their employ do not give any warranty whatsoever in relation to this property and all statements as to the property are made without responsibility. Any intending purchaser must satisfy himself as to the correctness of the particulars

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The Property:

This is a modern, mid-terraced house presented in good order throughout comprising an entrance hall, modern kitchen, living/dining room and conservatory on the ground floor and two bedrooms and a shower room on the upper level. The house benefits from UPVC double glazing, gas fired central heating, a low maintenance rear garden, an allocated parking area to the front of the property and a single garage close by with additional parking in front.

The Location:

The house is situated in a quiet residential cul-de-sac within this popular development. There are a wealth of local amenities which include Greentrees Primary School, a General Store, doctor and dental surgery, a veterinary practice, recreation ground, Community Hall and easy access to the Castle Hill Country Park. A regular bus service runs to the City Centre, whilst the London Road Park and Ride Terminal is located close by. The City Centre itself has an excellent range of facilities including the Playhouse Theatre, a multi-screen cinema, Arts Centre, Leisure Centre/Swimming Pool complex and shopping centre with a twice weekly market. Salisbury also has a mainline Railway Station serving London (Waterloo) and the West Country.

VIEWING: Strictly by appointment with the Vendor's Sole Agents, John Jeffery of Salisbury, Tel: (01722) 335337.

SERVICES: All mains services are connected to the property.

COUNCIL TAX: The Local Authority has advised that the property falls within Band C.

POSSESSION: Vacant possession upon completion of the sale. The Vendor is not in a chain.

The property is approached along a concrete path to a canopied porch with part glazed UPVC front door to:

ENTRANCE HALL: Single panel radiator; door to living room, opening to:

KITCHEN: 2.39m x 3.34m (7'10" x 7'08")
Window to front elevation; wall mounted gas boiler, inset stainless steel sink and drainer with mixer tap; range of base and wall mounted units, space for a cooker, space for fridge/freezer; space and plumbing for washing machine. All appliances can be left in place.

LIVING/DINER: 5.18m x 3.56m (17'0" x 11'08") max
Sliding door to Conservatory, two radiators, ornamental fire surround with mantle, built-in low level storage units, stairs to first floor.

CONSERVATORY: 2.39m x 2.26m (7'10" x 7'05")
Glazed door to garden. Windows to sides and rear.

FIRST FLOOR

LANDING: Hatch to loft space, doors to all rooms.

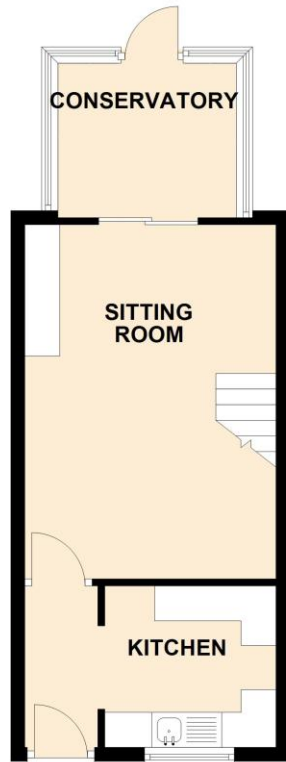
BEDROOM 1(R): 3.61m x 2.97m (11'10" x 9.09")
UPVC double glazed window to rear elevation over looking the garden; single panel radiator; double doors to wardrobe cupboard..

BEDROOM 2(F): 3.35m x 2.11m (11'0" x 6'11")
UPVC double glazed window to front elevation, single panel radiator; two built in single wardrobes.

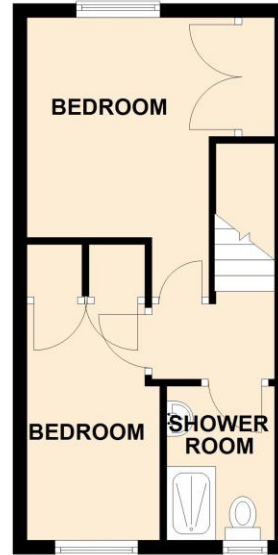
SHOWER ROOM: Obscure glazed window to front elevation, good sized walk-in shower cubicle, low level w.c., recessed wash hand basin in double vanity unit, tiled walls.

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GROUND FLOOR
APPROX. 32.7 SQ. METRES (352.2 SQ. FEET)



FIRST FLOOR
APPROX. 26.5 SQ. METRES (284.9 SQ. FEET)



TOTAL AREA: APPROX. 59.2 SQ. METRES (637.1 SQ. FEET)

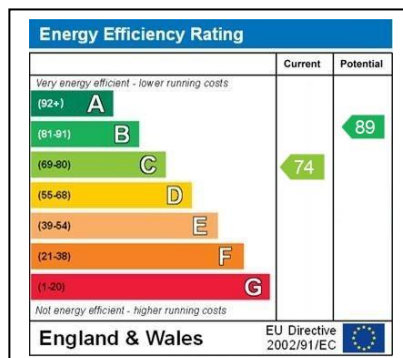
OUTSIDE

To the front of the property is a paved, off street parking area. There is a small flower bed immediately in front of the house. To the rear of the property is a fully enclosed, low maintenance garden with a central paved path to a paved patio at the far end of the garden.

There is a terrace of garages to the right of the residential terrace where there is a **single garage** with up and over door and additional parking in front.

DIRECTIONS

Leave Salisbury on the A30 London Road and continue along this road, pass the Marks & Spencer/BP Garage. At the next roundabout take the first exit into St Thomas Way and then take the first left into St Clements Way and next right into St James Close where the property will be found at the far end of the cul-de-sac on the lefthand side.



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MORTGAGE SERVICES:

We will be happy to assist with your mortgage if required. Our mortgage advisors are able to offer personal, independent and confidential advice from various schemes currently available.

NOTE:

We would like to point out to potential buyers that these property details have been prepared as a general guide. The services, appliances and fittings have not been tested, and room sizes given should not be relied upon for carpets and furnishings

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WWW.RIGHTMOVE.CO.UK**

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