



4 St. Josephs Close, Bishopdown, Salisbury, Wiltshire, SP1 3FX

£395,000 Freehold

## About The Property

The property is a detached house set in the corner of a small close on this popular development. It is offered with no onward chain.

The accommodation comprises an entrance hall, a cloakroom and a sitting room with an electric fire in an attractive fireplace. Leading from the sitting room is a conservatory with French doors leading out on to the garden.

The kitchen has a good range of units with an integrated electric oven and grill and a four ring gas hob and extractor. There is space for the usual appliances and a sink under a window overlooking the rear garden. A door leads in to the dining room which has the internet point.

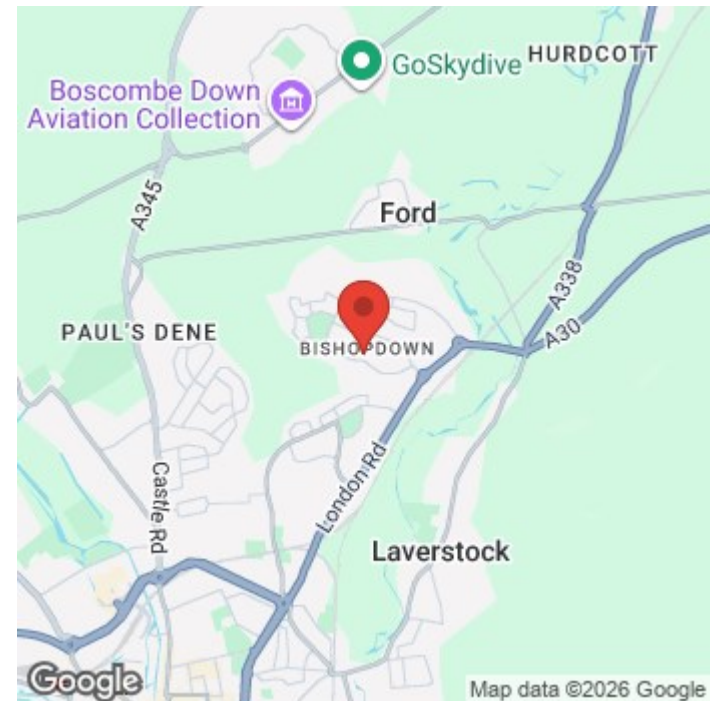
On the first floor, the main bedroom has an en suite shower room with part tiled walls and a shaver point. The second bedroom is also a double room and the third bedroom has a fitted wardrobe. The family bathroom has a bath with a hand held shower over and part tiled walls. The property has PVCu double glazing and gas fired central heating.

To the front of the property is an area of garden with a driveway providing off road parking for a car in front of an attached single garage. The rear garden is lawned and enclosed on all sides and there is a timber shed and an outside tap.

The development has its own amenities including a local convenience store, pharmacy, dentist and veterinary practices, Greentrees Primary School and a Public House. There is a Community Centre Pavilion and an open recreation space. Also close by are the London Road Park & Ride and the popular Parkwood Leisure Centre. The city itself is about 2 miles away with its mainline railway station to London (Waterloo).



- Modern detached house in cul de sac position
- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Conservatory extension
- Cloakroom and bathroom
- En suite to master bedroom
- PVCu DG and gas CH
- Gardens, off road parking and garage
- No chain





## Further Information

Local authority: Wiltshire

Council Tax: E - £3394.83 (2026/2027)

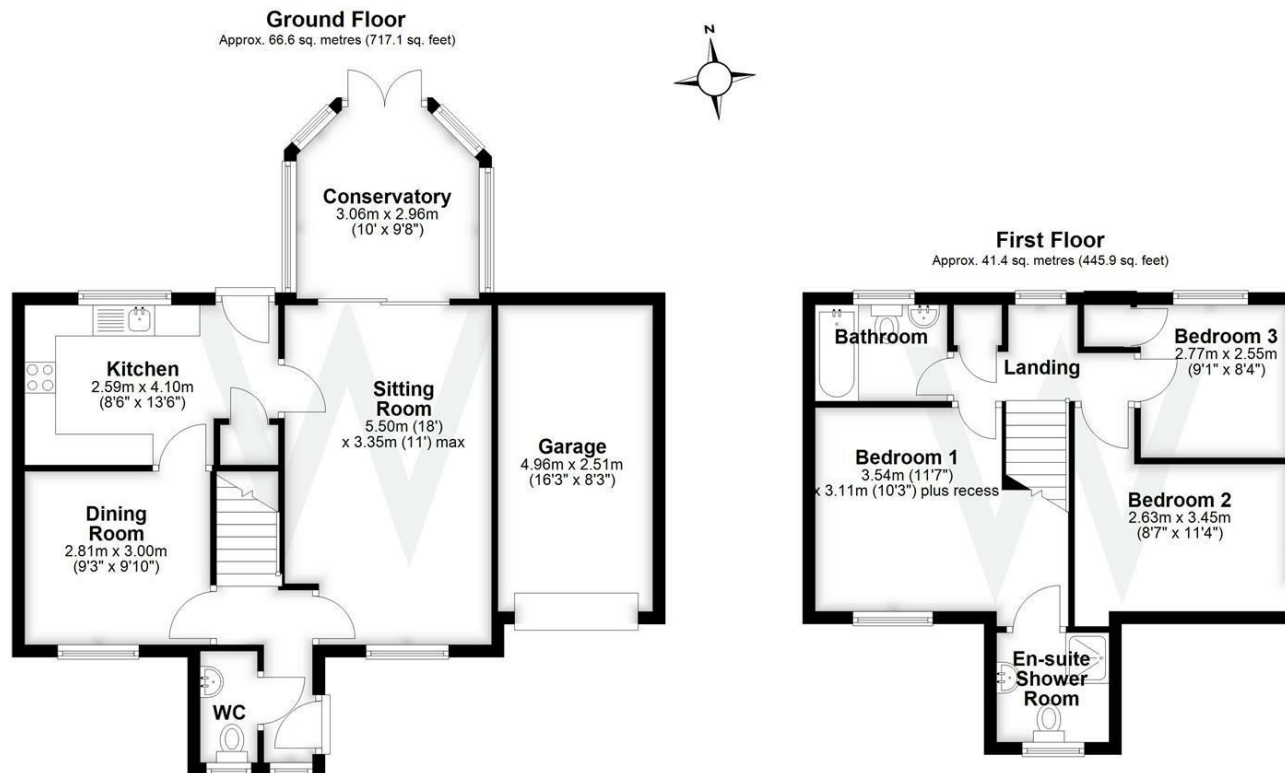
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Directions: From Salisbury take the A30 London Road, turning left at the roundabout into St Thomas Way. Take the first left in to St Clements Way and follow the road before turning right in to St Josephs Close. The house can be found in the far left hand corner.

What3words:///library.play.chum



Total area: approx. 108.0 sq. metres (1162.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</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	