



Bishopdown



[goadsby.com](https://goadsby.com)



12 The Oakbournes  
Bishopdown Farm, Wiltshire  
SP1 3FZ

## THREE BEDROOM SEMI-DETACHED HOUSE

- Garage
- Gas central heating
- No onward chain
- Driveway parking
- Secluded garden

(ref:1089430)

**Guide Price £315,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(11-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### The Property:

This well presented semi-detached home is offered to the market with no forward chain and benefits from a driveway parking and a garage.

The property is situated within a small cul-de-sac in Bishopdown Farm where there are excellent local amenities including a One Stop store, veterinary surgery, junior and infant school facilities, public transport and numerous children's play parks. Close by there is a pavilion which also serves as a local community centre which holds numerous events.

The accommodation briefly comprises entrance hall, sitting room, kitchen/breakfast room, three bedrooms, a family bathroom and an attached garage.

The kitchen boasts an array of under counter units with matching eye level units as well as an inset gas hob, electric oven and sink with drainer. There is further space for fridge/freezer and plumbing for a washing machine. In this room there is also space for dining and a large under stair storage cupboard.

Upstairs the main bedroom benefits from sizeable fitted wardrobes.

The bathroom suite comprises bath with shower over, W.C and hand wash basin.

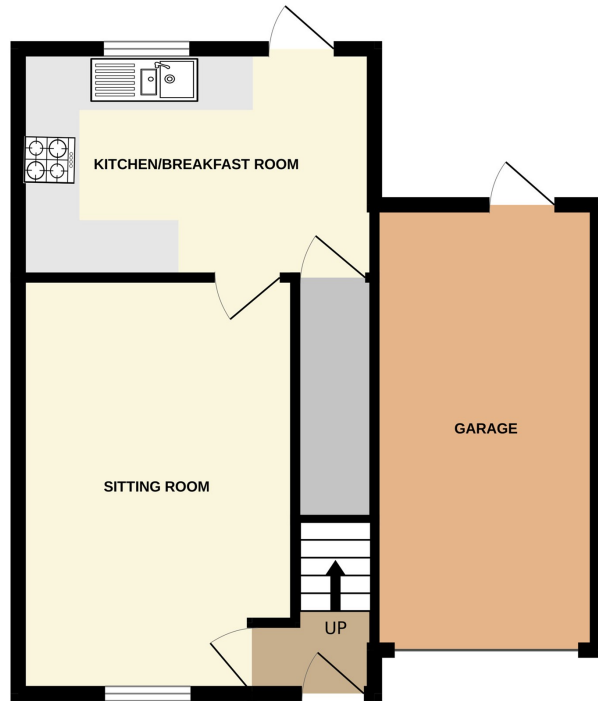
The low maintenance rear garden is of a good size and laid to areas of both lawn and patio from here you can conveniently access the garage. To the front of the property there is a tarmac driveway as well as an area laid to shingle to provide further off-road parking.

Further benefits include gas central heating.

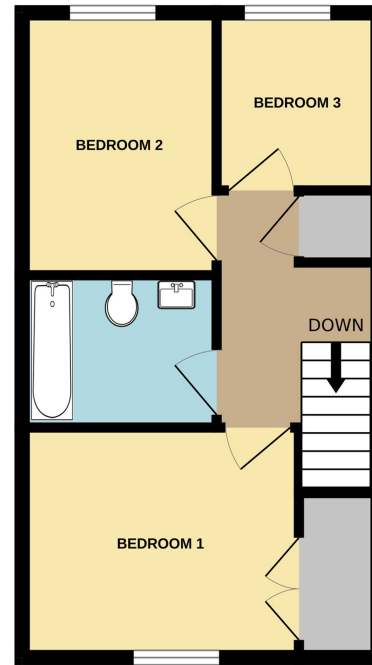
Council Tax Band: D



GROUND FLOOR



1ST FLOOR



Approximate Measurements:

**Sitting Room**

4.88m (16'0) x 3.15m (10'4)

**Kitchen/Breakfast room**

4.11m (13'6) x 2.64m (8'8)

**Bedroom 1**

3.15m (10'4) x 2.69m (8'10)

**Bedroom 2**

3.05m (10'0) x 2.13m (7')

**Bedroom 3**

2.08m (6'10) x 1.91m (6'3)

**Bathroom**

2.13m (7'0) x 1.7m (5'7)



Made with Metropix ©2023

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

Salisbury  
31 Castle Street

t:01722 323444  
e:salisbury@goadsby.com



