



Bishopdown





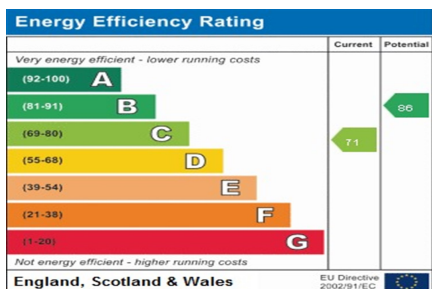
33 St. Clements Way  
Bishopdown, Wiltshire  
SP1 3FE

**THREE BEDROOM END OF TERRACE HOME -**  
Exceptionally presented throughout with  
garage conversion and off road parking

- Two double bedrooms
- Two bathrooms
- Off road parking
- Garage conversion
- Gas central heating and double glazed throughout

(ref:1108895)

**Asking Price £295,000 (Freehold)**



The Property:

A rare opportunity to purchase this exceptionally presented three bedroom end of terrace home situated within the sought after area of Bishopdown Farm with a garage conversion comprising of a study and shower room. Bishopdown Farm is a popular development which has plenty of easily accessible amenities including, but not limited to, a local convenience store, doctors, pharmacy, veterinary practice, a public house and an outstanding Ofsted rated primary school. The Castle Hill Country Park is also only a short walk away. It is also located close to Parkwood Leisure Centre and the London Road Park and Ride which is only a short bus journey to Salisbury city centre.

The accommodation briefly comprises an entrance hall, lounge, kitchen/breakfast room, conservatory, study, shower room, three bedrooms and family bathroom. The lounge has a double glazed window to front aspect. Moving on, you will enter the recently refurbished kitchen complete with matching undercounter and eyelevel cabinetry as well as integrated appliances including a fridge/freezer, double oven, four ring gas hob with extractor over. There is also an inset stainless steel sink with drainer and a tasteful breakfast bar. The conservatory provides a great space for dining and has French doors to patio area as well as a door to the driveway. The downstairs further benefits from the converted garage which is a versatile space currently utilised as a study with built in storage cupboard. As part of the conversion there is a shower room comprising a W.C, hand wash basin, step in shower and heated towel rail.

Rising to the upstairs there are two double bedrooms and a further single bedroom. Bedroom 1 is of a front aspect and has ample fitted storage whilst the other two bedrooms are well proportioned and of a rear aspect. All bedrooms are serviced by the family bathroom which consists of an inbuilt W.C and hand wash basin unit with storage and bath with electric shower over.

To the outside there is a unique garden which is laid to areas of patio and lawn with a further private patio area beyond. To the side of the property there is off road parking for 2 cars as well as a store.

Council Tax Band: D





Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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.

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