



54 BISHOPDOWN ROAD, SALISBURY SP1 3DS

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BAXTERS
PROPERTY & LAND AGENTS



54 BISHOPDOWN ROAD, SALISBURY SP1 3DS
PRICE GUIDE: £240,000

54 Bishopdown Road is a modern terrace family home located on the northern outskirts of Salisbury. The property is in need of general updating and improvement although double glazing has been installed and central heating is provided via a mains gas fired boiler to radiators.

The accommodation is well proportioned with a large entrance porch leading to a reception hall with a deep store cupboard. The double aspect sitting room is the depth of the house with a fireplace and patio doors at the rear accessing the garden.

The kitchen is especially generous leading out to a covered lobby which in turn leads to a large attached outbuilding with a ground floor cloakroom; this area would make a superb utility room or perhaps workroom/study.

The first floor landing is light and airy leading to two double bedrooms, a large single bedroom, family shower room and a separate wc.

To the front of the property is a private drive with off road parking and an area of lawn. Side access (shared with the neighbour) leads through to the rear garden which is also in need of attention. The rear garden is actually a fair size with a large patio area and fully enclosed.

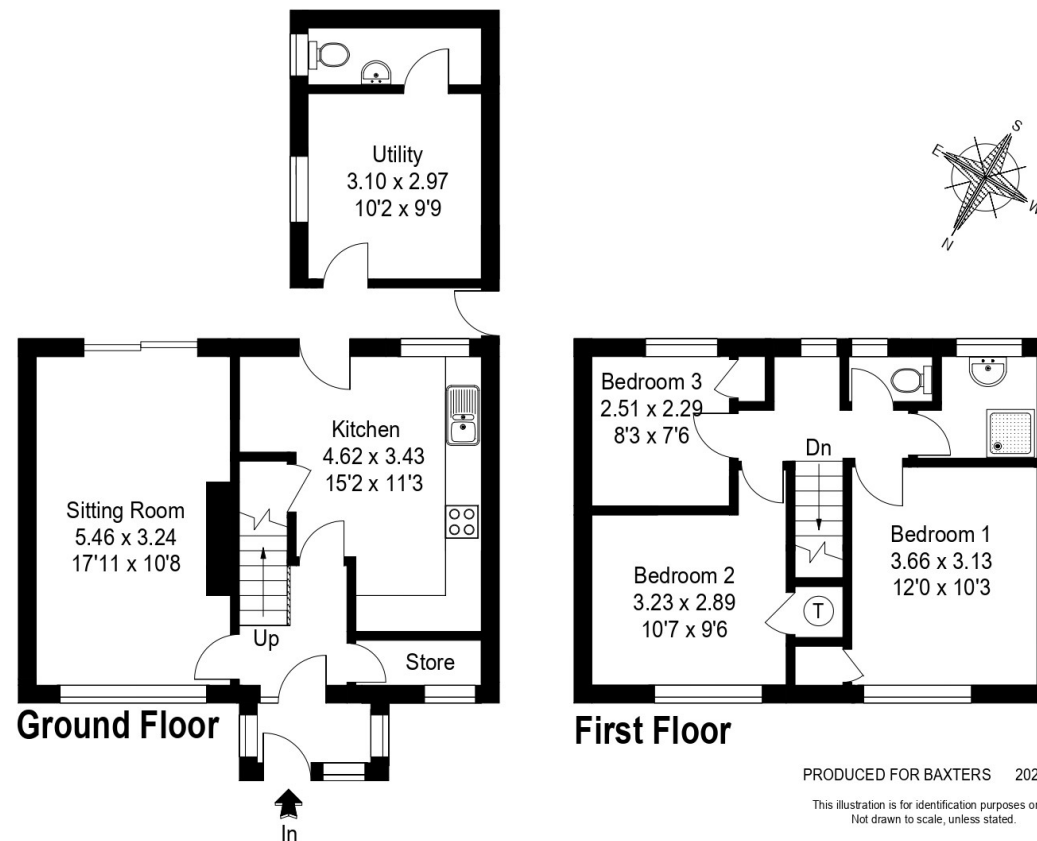
LOCATION: Bishopdown Road is located on the northern side of the historic cathedral city of Salisbury. There is a regular bus service into the city where there are extensive shopping facilities and social amenities, restaurants, Salisbury Playhouse, Arts Centre, cinema and a twice weekly market. Within the area are a selection of popular local primary and secondary schools. Within a short walk of the property is a One Stop Convenience Store and Bishopdown Post Office. The sports/leisure facilities of Hudson's Field, Victoria Park, the Five Rivers Health and Wellbeing Centre and Parkwood Health and Fitness centre are all nearby and there are countryside walks from the house. Salisbury has a mainline railway station serving London (Waterloo) and the West Country and excellent road links to London (A303/M3) Southampton (A36/M27) and Bournemouth (A338).

DIRECTIONS: From Salisbury city centre proceed along Castle Street under the railway bridge to the roundabout and take the fourth exit onto the A36 Churchill Way North to St Marks roundabout. Take the first exit left onto St Marks Avenue and follow the road which will become Bishopdown Road. Follow the road to the mini roundabout and continue across still following Bishopdown Road and number 54 is on the right hand side after a short distance, clearly identified by the Baxters For Sale Sign.



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Approximate Gross Internal Area :- 82 sq m / 882 sq ft



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band B : £2,129.43 : for year 2023/2024. All mains services connected. Mains Drainage. Gas Central Heating. Fully double glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10696.