



**43 ST CLEMENTS ROAD, BISHOPDOWN FARM, SALISBURY SP1 3FE**

**01722 238711**

**BAXTERS**  
PROPERTY & LAND AGENTS





## **43 ST CLEMENTS WAY, BISHOPDOWN FARM, SALISBURY SP1 3FE**

**PRICE GUIDE: £350,000**

43 St Clements Way is a three bedroom, bay fronted semi detached family home located within a small close of only four properties which forms part of the increasingly popular residential developments of Bishopdown Farm.

Deceptive in appearance, the property offers a little over 1000 sq.ft. of internal living space which is both double glazed and centrally heated via a mains gas fired boiler to radiators. The accommodation is light and airy with good size reception hall, cloakroom, living room with walk in bay window, open plan dining area with patio doors out to the garden and a well equipped galley style kitchen which also leads out to the garden. Off the first floor landing are three bedrooms (one en suite) and a family bathroom.



The property is set back from the road and partly screened by mature trees and shrubs. The drive offers private parking and access to an attached single garage. There is a small planted front garden. The rear garden is a lovely size, south facing and private. There is a generous patio/seating area across the rear of the property which leads to a large lawn with flower beds and shrubs. There is a second deck seating area at the top of the garden.

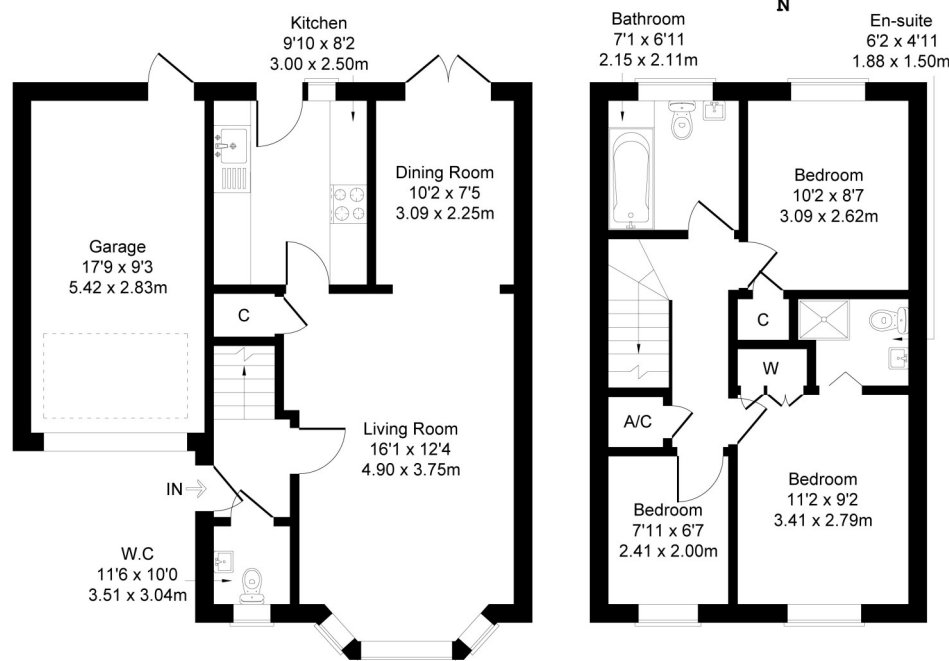
LOCATION: Bishopdown is located on the northern side of the historic cathedral city of Salisbury. There is a regular bus service into the city where there are extensive shopping facilities and social amenities, restaurants, Salisbury Playhouse, Arts Centre, cinema and a twice weekly market. Within the 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 in a northerly direction on the A30 (London Road) and follow the road passing Aldi on the right hand side. Just after the Marks and Spencer Garage, at the roundabout take the first exit on St Thomas Way, followed by the first turning left into St Clements Way. Number 43 can be found after a short distance on the left hand side.



43 St. Clements way  
Salisbury SP1 3FE

Approximate Gross Internal Area  
1055 sq ft - 98 sq m



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D : £2,644.36 for year 2025/2026. 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: 10796.