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WHITES

45 St. Clements Way, Bishopdown, Salisbury, Wiltshire, SP1 3FE

£335,000 Freehold

About The Property

The property is a three bedroom semi detached house situated on the popular Bishopdown Farm development on the north eastern side of the city. The house is tucked away from the main thoroughfare and has off road parking for two cars and a single garage.

The well proportioned accommodation comprises an entrance hallway, a cloakroom and a sitting room which leads to both the dining room and kitchen. The dining room has French doors leading out on to the garden and the kitchen has a good range of units with an integrated electric oven and fridge/freezer and a side door on to the driveway.

On the first floor the principal bedroom has an en-suite shower room and fitted wardrobes, there are two further bedrooms with a single fitted wardrobe in bedroom two. There is also a family bathroom with a white three piece suite.

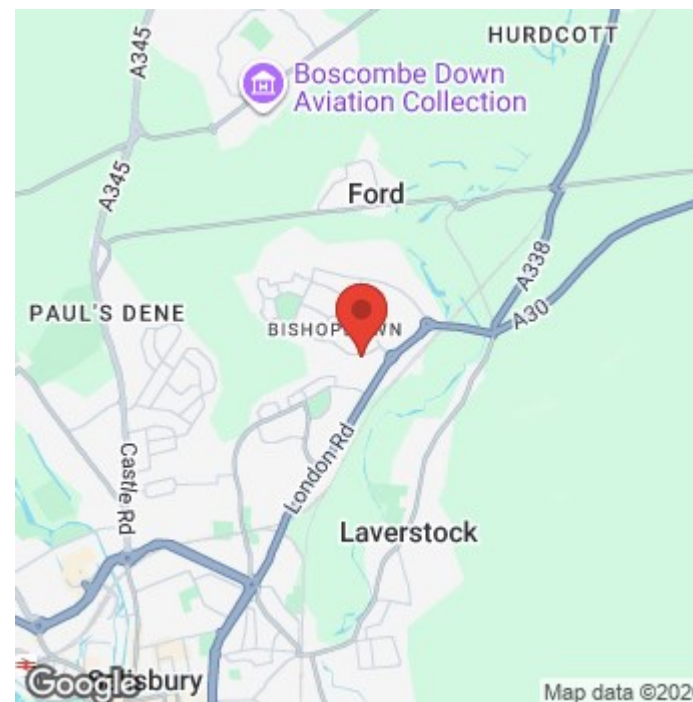
The house is in need of some moderate updating and does benefit from PVCu double glazing and gas central heating with the boiler located in the kitchen.

To the rear of the house is a garden which enjoys a south facing aspect and the garage and driveway can be accessed via a side gate.

The development has its own amenities including a local convenience store, doctor, dentist and veterinary practices, Greentrees Primary School and a Public House. 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).



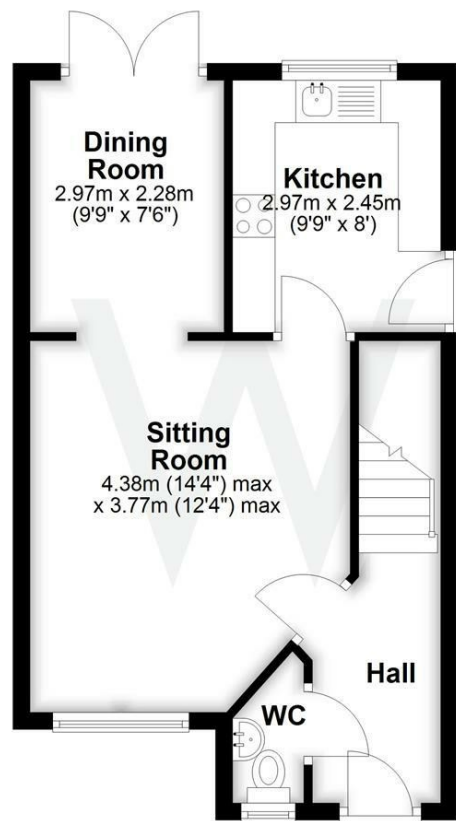
- Semi detached house
- Three bedrooms
- Sitting room
- Dining Room
- Kitchen
- Cloakroom
- Bathroom and en suite to master bedroom
- PVCu DG and gas CH
- Garage and parking
- South facing garden.





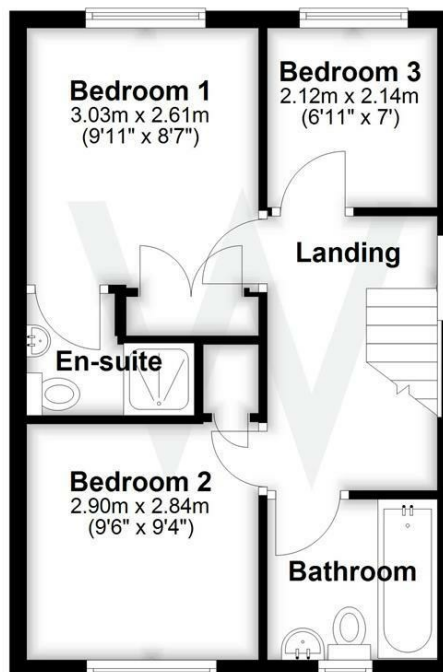
Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 74.6 sq. metres (802.8 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

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 the property can be found in an off road position on the left hand side, behind a hedge.

What3words: ///clouds.offerings.utter

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	