VENDITUM

RESIDENTIAL SALES

EST. 2004

27 St. Lukes Close

Salisbury, SP1 3FD

£259,950

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A well presented two double bedroom home quietly tucked away in a small cul-de-sac within the very popular Bishopdown Farm development. 27 St Lukes Close is an attractive brick and flint property offered for sale in good order throughout and with vacant possession. The property is double-glazed with gas heating via a Worcester boiler, the kitchen and bathroom are agreeably fitted yet offering great scope to personalise. Outside 27 St Lukes Close benefits from two allocated parking spaces as well as attractive front and rear gardens. The location is fantastic, a short walk from the development amenities including shop, doctor's surgery, dentist, a health and fitness centre, veterinary practice and school. The position also provides easy access to Salisbury City Centre. This is a fantastic opportunity to acquire a manageable home in such a great location, an early viewing is advised.

Directions
Proceed to Bishopdown Farm on the A30 London Road. Turn left at the roundabout onto St Thomas's Way and then first right into St Lukes Close.

Storm Porch
Bin/storage cupboard, tiled floor and door to:

Entrance Hall
Stairs to first floor, radiator and telephone points.

Living Room 15'8" x 11'9" (4.8m x 3.6m)
Double-glazed sliding doors to rear garden, two radiators, television aerial points, understairs cupboard and laminate flooring.

Kitchen 9'10" x 5'10" (3m x 1.8m)
Contemporary matching wall and base units with worksurface over. Inset gas hob with extractor hood over and electric oven under. Space for fridge/freezer and washing machine. Wall mounted Worcester gas boiler and radiator. Inset stainless steel sink unit with mixer tap, tiled splashbacks and double-glazed window to front aspect.

First Floor Landing
Access to loft space.

Bedroom One 9'4" x 9'3" (2.85m x 2.82m)
Double glazed window to front aspect with glimpse views toward Laverstock Downs. Four fitted wardrobes with high level cupboards and overstair linen cupboard.

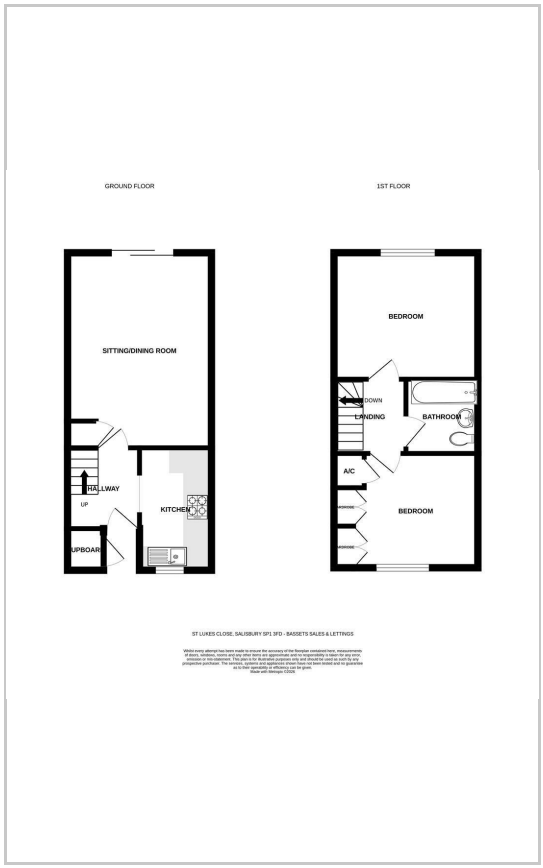
Bedroom Two 11'10" x 10'2" (3.61m x 3.1m)
Double glazed window to rear aspect and radiator.

Bathroom
White suite comprising push button WC, pedestal basin and paneled bath with new Triton electric shower over. Tiled splashbacks, extractor fan and radiator.

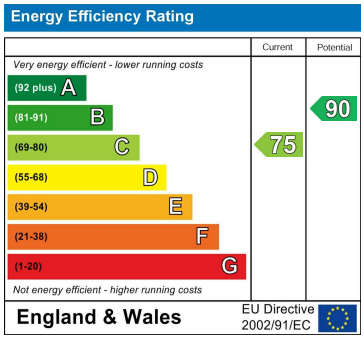
Outside
To the front of the house is a small open plan area of lawn with path to the front door.
The rear garden is enclosed by wooden and wire fencing with a gate to rear pedestrian access. Immediately outside the living room is a paved patio area, beyond is a lawn with some low level planting. Great potential exists to landscape this space further. The property has two allocated parking spaces located within a small courtyard a few metres from the house.

Area Map

Floor Plans



Energy Efficiency Graph



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