



ST. URSULAS CLOSE, SALISBURY, WILTSHIRE, SP13FY
£269,950

Winkworth



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A two-bedroom terraced home with parking and an enclosed garden which is located within a convenient cul-de-sac position on this popular modern development. No onward chain. EPC: C

A modern two bedroomed terraced house situated on the edge of popular Bishopdown Farm development. The property is pleasantly situated within close proximity to the downs with views across to Laverstock Downs at the front. This two-bedroom home which is situated within a small cul-de-sac setting on this sought-after modern development has been recently redecorated throughout together with new carpeting.

The accommodation comprises an entrance hallway with access to the kitchen the hallway then leads through to the sitting/dining room which has sliding doors offering access directly to the rear garden. Stairs rise to the first floor where there are two double bedrooms, the bedroom at the front elevation has views out across to Laverstock Downs the other bedroom overlooks the rear garden. Completing the accommodation is a family bathroom with a matching white suite with an electric shower over the bath. The property has gas central heating, double glazing and off-road parking for two vehicles at the front. A pleasant south westerly garden at the rear is fully enclosed with wooden panel fencing, an area of lawn together with a small patio for outside seating, a timber shed and a covered storage area with access to the path that runs behind the other properties and leads around to the front of the cul-du sac The property is being offered to the open market with no onward chain and viewing is recommended.

AT A GLANCE

- Kitchen
- Sitting room/dining room
- Two double bedrooms
- Family bathroom

- Garden
- Parking



LOCATION

The property is situated within St Ursulas Close which can be found on this established modern development on the north-eastern side of the cathedral city of Salisbury. Bishopdown Farm has at its centre an attractive tree-lined cricket field with cricket pavilion and a well-stocked general convenience store. On the edge of the development there is also a family orientated public house and restaurant.

Located nearby is a popular gymnasium, petrol station with Marks & Spencer's convenience shop, public transport and park-and-ride access to Salisbury city centre.

Salisbury has a thriving community spirit with its twice weekly charter market at its centre, excellent shopping recreational and leisure facilities. There is schooling in both the public and state sectors, the grammar schools of Bishops Wordsworth and South Wilts are all within a short distance of the city centre and accessible.

Salisbury also boasts a wonderful theatre, two cinemas and numerous craft fairs, Artisan markets and festivals. There is a lively music and comedy scene throughout the city and good access to London via Waterloo in approximately 80 minutes.

DIRECTIONS

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Leave Salisbury on the A30 London Road and continue along this road passing the Marks & Spencer/BP garage. At the roundabout exit left in St Thomas Way. Take the first left onto St Clements Way, follow this road through the estate and take the third turning left into St Ursulas Close, where the property can be found on the right-hand side.

Council Tax Band C

EPC Band C

Gas central heating and double glazing

Mains drainage

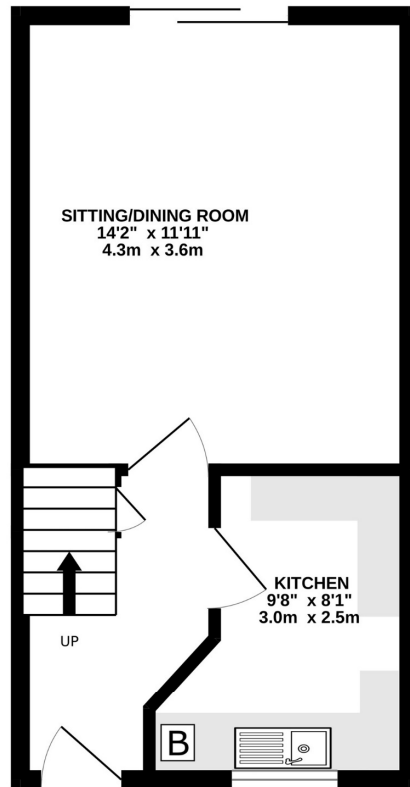
Ultrafast broadband available

Mobile coverage inside likely with EE, Three and Vodafone

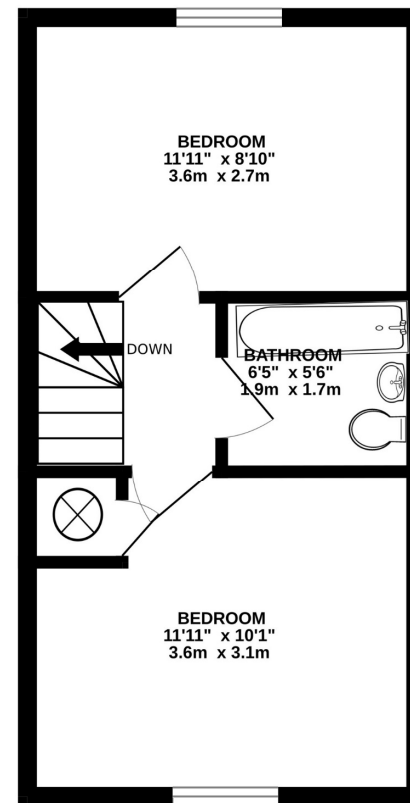
Mobile coverage outside likely with EE, Three, O2 and Vodafone



GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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