



Connells

Burden Drive
Bishopdown Salisbury

Burden Drive Bishopdown Salisbury SP1 3RD

for sale
£310,000



Property Description

A well-presented modern three bedroom home, featuring a stylish fitted kitchen, allocated parking and a beautifully landscaped rear garden. Situated within a popular Riverdown Park development the property has access to Salisbury city centre and A30.

Entrance Hall

Doors to the kitchen, lounge, cloakroom, storage cupboard and stairs to first floor landing.

Kitchen

14' 10" x 8' 11" (4.52m x 2.72m)

Comprising wall and base units with worktop over, drainer sink unit with mixer tap, integrated oven, inset hob with hood over, space for washing machine and dishwasher under the work surface, space for fridge/freezer, front aspect.

Living Room

15' 3" x 8' (4.65m x 2.44m)

Rear aspect and French doors to the rear garden.

Cloakroom

Comprising a pedestal wash hand basin and WC.

First Floor Landing

Access to all bedrooms, bathroom and storage cupboard.

Bedroom One

15' 3" x 8' 1" (4.65m x 2.46m)

Rear aspect.

Bedroom Two

12' 9" x 7' 5" (3.89m x 2.26m)

Front aspect.

Bedroom Three

9' 4" x 7' 6" (2.84m x 2.29m)

Front aspect.

Bathroom

Comprising panel enclosed bath with mixer taps, rainfall shower over and glass screen, wash hand basin with mixer taps, heated towel rail and WC.

Outside

Rear Garden

The rear garden has been thoughtfully landscaped to provide a low-maintenance and attractive outdoor space. Featuring a central area of artificial lawn, bordered by raised planting beds and enclosed by fencing for privacy. A paved patio area adjoining the property offers ample space for alfresco dining, while a contemporary timber-clad garden store provides useful storage and an attractive focal point.

Driveway

Parking for two cars to the front of the property.

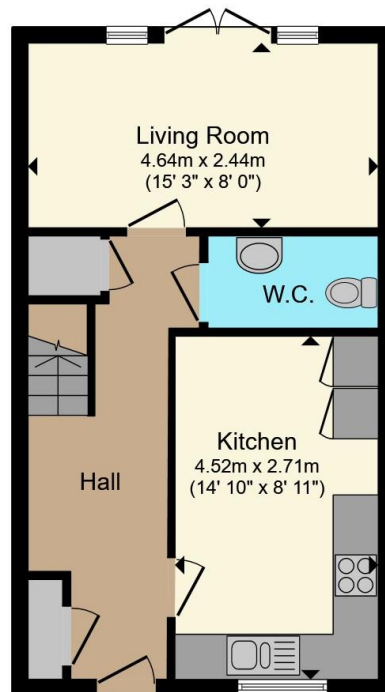
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

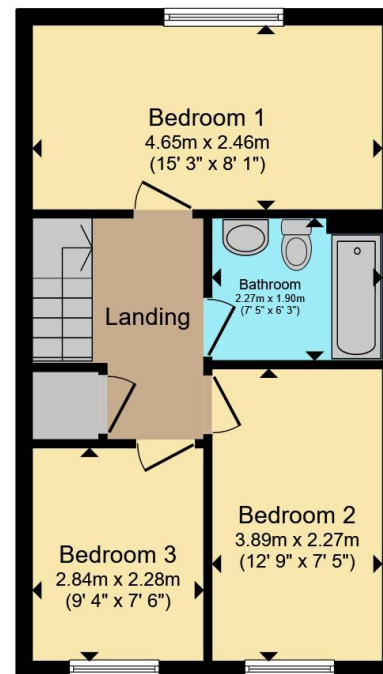








Ground Floor



First Floor

Total floor area 78.6 m² (846 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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46-50 Castle Street
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EPC Rating: C Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308577

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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