



17 Howes Crescent, Bishopdown Farm, Salisbury, Wiltshire,  
SP1 3FU

Jordan &  
Mason



17 Howes Crescent, Bishopdown Farm, Salisbury, Wiltshire, SP1  
3FU

£335,000 Freehold

### Brief Property Description

The property is situated towards the edge of the popular residential estate of Riverdown Park, externally there is parking for two cars side by side at the front and an enclosed rear garden. The property comprises an open plan sitting/dining room with French doors giving access to the rear garden a modern kitchen and a downstairs W.C. On the first floor there is a principal bedroom with ensuite, two further bedrooms and a modern family bathroom with matching white suit.

### The Location and nearby Facilities

Riverdown Park development lies on the fringe of Bishopdown Farm on the north-eastern side of the cathedral city of Salisbury. With a leafy backdrop and the benefit of a country park this development is well suited to family living and is suited to those buyers that want the benefit of a semi-rural feel yet being on the fringes of a vibrant city centre. A full complement of local amenities can be found nearby including public transport, park-and-ride and gym. There is also a highly regarded junior and infants' school on the development, a general store, vets, pharmacy, doctors, dentist and a pleasant country park.

**Sitting Room/Dining Room** 15' 0" x 14' 9" (4.57m x 4.50m)



3



1



2



B



**Kitchen** 10' 6" x 8' 7" (3.20m x 2.62m)

**Master bedroom** 11' 5" x 9' 9" (3.48m x 2.98m)

**Bedroom** 13' 3" x 8' 4" (4.04m x 2.53m)

**Bedroom** 9' 7" x 6' 6" (2.92m x 1.97m)

**Bathroom** 8' 4" x 5' 5" (2.53m x 1.66m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			95
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:  
17 Howes Crescent



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**Postcode;**  
SP1 3FU

**Directional note:**

Leave Salisbury via the A30 London Road and continue along in a northerly direction. Having passed the BP petrol station with its Marks & Spencer's store continue over the first roundabout and at the next roundabout take the first turning left onto Pearce Way. Continue for approximately half a mile at the T junction turn right, turn right onto Saunders Avenue and then take the second left onto Howes Crescent and the property can be found directly in front of you.

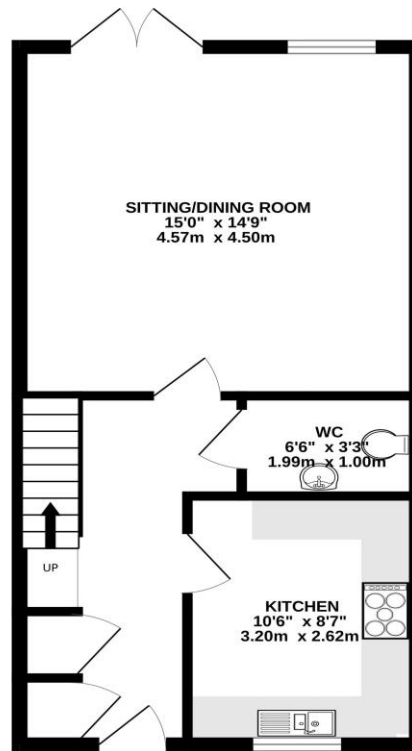
**Council Tax Band:**  
D

**Property reference:**  
00003098

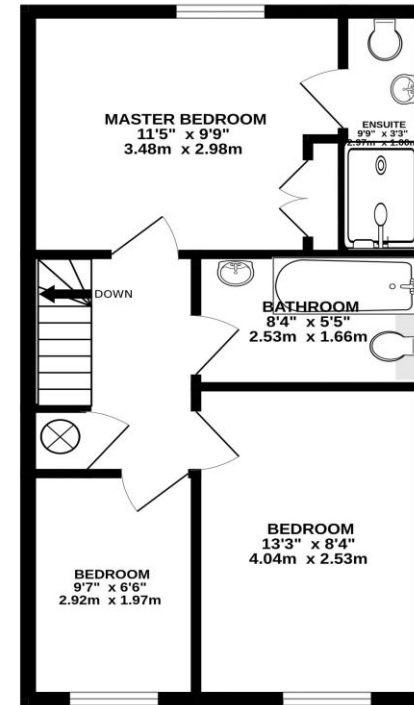
**Viewings:**

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.  
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**Here to help....**

Local agent: Kyla Scougall  
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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)