

VENDITUM

RESIDENTIAL SALES

EST. 2004



91 Downton Road

Salisbury, SP2 8AT

£325,000



A very substantial and beautifully presented two bedroom house with the huge benefit of off road parking. 91 Downton Road is an attractive Edwardian house which has been greatly improved, yet offers huge potential. The property offers the floorspace of a three bedroom house as well as benefitting from a useful loft room. The house is double glazed with gas heating (recently replaced boiler) and is generally well presented throughout. Outside 91 Downton Road has a lovely rear garden which leads to rear vehicular/pedestrian access, currently hardstanding provides parking for one vehicle but space for a second could easily be created, as well as scope for a garage (subject to planning). Located in East Harnham the property is a very short distance from two convenience shops as well as within walking distance of popular schools and the district hospital. Salisbury city centre and open countryside are also within walking distance. An internal viewing is essential.



Directions

Proceed to the A338 Downton Road where number 91 can be found between the traffic lights and Milton Road.

Double Glazed Front Door to:

Entrance Porch

Double glazed door to:

Entrance Hall

Exposed floorboards, stairs to first floor.

Sitting Room 14'4" x 10'9" (4.27m'1.22m" x 3.05m'2.74m")

Double glazed bay window to the front aspect. Inset log burner with tiled hearth and stripped wooden surround, range of built in display shelving and low level cupboards, radiator. Exposed floorboards, semi open-plan to:

Dining Room 12'2" x 11'8" (3.66m'0.61m" x 3.35m'2.44m")

Double glazed window to rear aspect, radiator, understairs storage cupboard and exposed floorboards.

Kitchen 14'1" x 8'0" (4.3m x 2.45m)

Shaker style wall and base units with granite work surface. Inset Belfast sink with mixer tap. Space for gas cooker, space and plumbing for dishwasher and washing machine. Radiator. Double glazed windows to side aspect and double doors to rear garden.

First Floor Landing

Staircase to loft room, exposed floorboards.

Bedroom One 11'11" x 9'4" ext to 14'9" (3.65m x 2.85m ext to 4.5m)

Double glazed window to front aspect. Double radiator and exposed floorboards.

Bedroom Two 11'5" x 9'0" (3.5m x 2.75m)

Double glazed window to rear aspect. Double radiator.

Bathroom 9'10" x 8'0" (3m x 2.45m)

White suite WC, pedestal basin and panelled bath with Mira shower and wet wall splashbacks. Airing cupboard housing recently fitted Worcester gas combination boiler, double radiator and double glazed window to rear aspect.

Loft Room 13'5" x 11'10" (3.96m'1.52m" x 3.35m'3.05m")

This room is accessed by a full fixed staircase and is fully navigable. Velux windows to front and rear aspects, low level eaves storage, power and light.

Outside

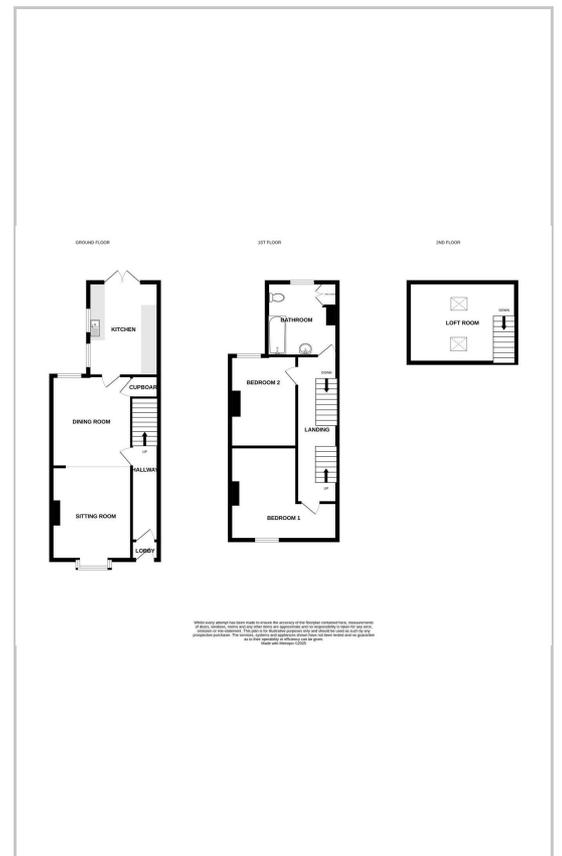
To the front of the house is a well stocked front garden enclosed by wall and hedgerow.

To the rear is a lovely garden well enclosed by wooden fencing with a lovely array of mature planting. Immediately outside the kitchen is a gate leading to side pedestrian access, beyond is a shaped area of lawn. At the very end of the garden is a double width hardstanding area which could provide off road parking for two cars with gates onto Dryden Close (NB a substantial garden shed currently occupies one half of this area).

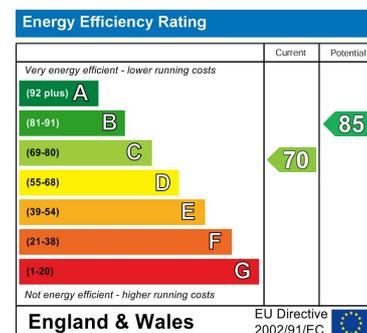
Area Map



Floor Plans



Energy Efficiency Graph



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