



2 White Cottages Salisbury Road

Salisbury, SP5 3JA

Guide price £275,000



An older style semi-detached house on the outskirts of this extremely popular village requiring full modernisation. 2 White Cottages is a well constructed property occupying a sizeable plot with generous front and rear gardens which overlook farmland. The property would make an ideal project with huge levels of potential and scope to extend and/or convert the loft space (subject to planning consent). The rear garden also offers huge potential for a keen gardener as well as ample space for workshops/studios etc (subject to consent). 2 White Cottages has a generous driveway with parking for 2-3 cars with scope to create further space. The village of Downton is hugely popular due to its community and great range of amenities including hugely popular schools. This is a very rare opportunity to acquire a house with such potential.

N.B. Buyers should be aware that the property currently has an EPC rating of 'G' but has the potential to have a 'C' rating.



Directions

Proceed to Downton, on entering the village White Cottages can be found on the right hand side before you reach the roundabout.

Hall

Stairs to front floor with full height cupboard under. High level electric fuses.

Sitting Room 12'2" max x 11'3" (3.72m max x 3.45m)

Window to front aspect. Open fireplace with tiled surround. Arch to:

Dining Room 12'1" x 12'2" max (3.7m x 3.72m max)

Window to rear aspect. Built in dresser style unit. Inset oil fired Rayburn with tiled hearth.

Kitchen 9'0" x 5'11" (2.76m x 1.82m)

Basic level of wall and base units. Area of worksurface. Stainless steel sink unit. Tiled splashbacks and floor. Window to side and door to rear.

Rear Porch/Utility Room 17'2" x 4'11" (5.25m x 1.51m)

Part glazed door to side, windows to rear and polycarbonate roof.

First Floor Landing

Access to loft, window to side aspect. Radiator.

Bedroom One 12'4" x 9'10" max (3.76m x 3m max)

Bedroom Two 11'1" x 10'9" (3.4m x 3.3m)

Window to front. Two built in wardrobes.

Bedroom Three 9'2" x 7'1" (2.8m x 2.16m)

Window to side aspect.

Bathroom

White WC, basin and panelled bath. Tiled splashbacks, window to side.

Outside

To the front of the property is a deep front garden which is enclosed by hedge and wire fencing. Generous area of lawn with tarmacadam drive providing parking 2-3 cars. The tarmac area continues to the side of the house which provides generous pedestrian access to the rear garden.

The rear garden is extensive and around 200ft in length, again enclosed by hedge and wire fence. Immediately outside the property is a paved area with covered oil tank and substantial wooden shed/workshop. Beyond is a large area of lawn with further shed and greenhouse, range of mature planting. A gate leads to a further area of lawn with former vegetable plots and derelict shed/studio.

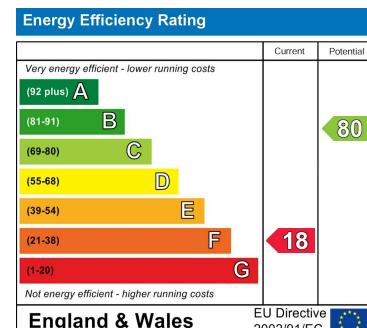
Area Map



Floor Plans



Energy Efficiency Graph



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