



## 101 Downton Road

Salisbury, SP2 8AT

£350,000



An older style three bedroom end terrace home within a sought after location offering the huge benefit of a garage. 101 Downton Road is a neat and tidy home which is double glazed and with gas heating, however the property offers great scope for improvement and enhancement (subject to the relevant consents). The property enjoys a generous rear garden, again with good levels of potential and a generous garage with vehicular access from the rear. Current accommodation comprises entrance hall, sitting room, dining room, kitchen, utility, three bedrooms and bathroom. Downton Road sits within East Harnham and is within walking distance of the city centre, the district hospital, popular convenience shops and schools are within close proximity. Sold with vacant possession this is a fantastic opportunity to acquire a character property with great potential.



## Directions

Proceed to the A338 Downton Road passing Burford Road. Proceed through the traffic lights where number 101 can be found on your left.

## Double Glazed Front Door to:

### Entrance Lobby

Part glazed door to:

### Entrance Hall

Stairs to first floor, double radiator, high level electrical fuses and tiled floor.

### Sitting Room 14'9" x 11'1" max (4.52m x 3.38m max )

Double glazed bay window to front aspect, feature cast iron fireplace with tiled hearth, radiator and coved ceiling.

### Dining Room 12'3" x 11'11" max (3.75m x 3.65m max )

Sash window to utility room, feature cast iron fireplace with tiled hearth, double radiator, understair storage cupboard and coved ceiling.

### Kitchen 13'5" x 8'4" (4.1m x 2.55m )

Matching range of wall and base units with worksurface over, inset 1 ¼ bowl sink with mixer tap, space for dishwasher, fridge/freezer and range style cooker. Wall mounted Worcester gas boiler, double radiator, tiled splashbacks and floor. Double glazed window overlooking the rear garden, window and part glazed door to utility.

### Utility Room 12'11" x 5'2" (3.95m x 1.6m )

Double glazed door and window to rear garden, polycarbonate roof. Matching range of wall and base units with worksurface over. Plumbing and space for 1 ¼ bowl sink unit with mixer tap, plumbing and space for washing machine and tumble dryer.

### First Floor Landing

Access to loft and feature circular window.

### Bedroom One 14'6" x 12'9" (4.42m x 3.9m )

Twin double glazed windows to front aspect, feature cast iron fireplace, radiator and coved ceiling.

### Bedroom Two 12'3" x 9'0" (3.75m x 2.75m )

Double glazed window to rear aspect, feature cast iron fireplace, double radiator and coved ceiling.

### Bedroom Three/Nursery 8'5" x 5'11" ext to 7'6" (2.57m x 1.82m ext to 2.31m )

Double glazed window to rear with pleasant far reaching views, radiator and coved ceiling.

### Bathroom

White suite comprising WC, pedestal basin and panelled bath with mixer/shower tap, tiled splashbacks, heated towel rail and obscure double glazed window.

### Outside

The front garden is enclosed by mid-height brick and block walls, path to front door, central flower bed and range of mature planting.

The rear garden is a lovely feature of the property and holds great scope. Immediately outside the back door is a patio with outside tap and gate to side access. Steps lead down to a concrete path which winds past generous areas of lawn with a range of mature planting to a covered walkway with pedestrian access onto Dryden Close.

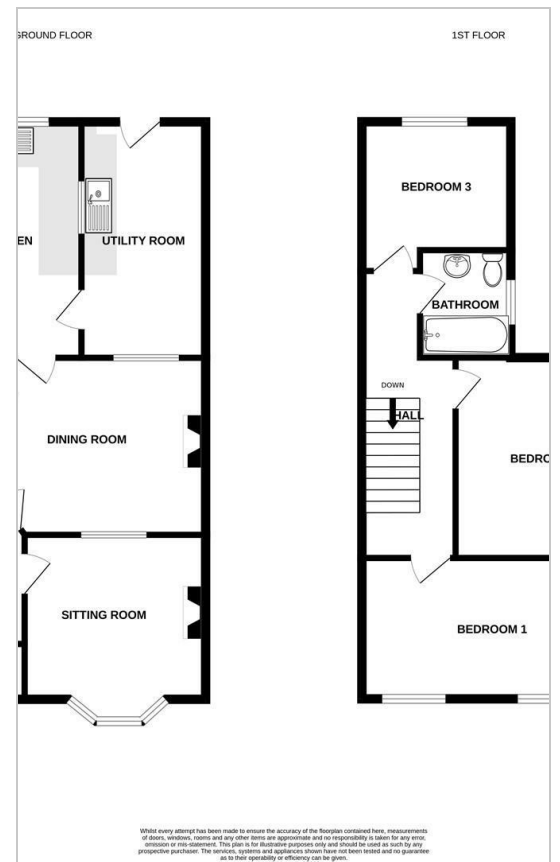
### Garage 19'8" x 10'5" (6m x 3.2m )

Up and over door to Dryden Close, pedestrian door to side and double glazed window to rear. Power and light.

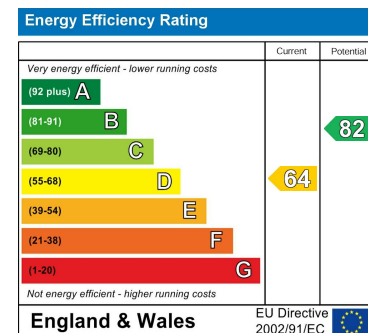
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU

Tel: 01722 411151 Email: enquiries@venditum.co.uk <https://www.venditum.co.uk>