



Connells

Waterside
Downton SALISBURY



Property Description

Offering to the market this mid-terrace character property in Waterside, Downton, Salisbury. On the ground floor there is a lounge, dining room, kitchen & cloakroom. The first floor has a double bedroom & four piece bathroom and there is generously sized further bedroom on the second floor. To the rear of the property is a private garden with a home office/summerhouse and a patio with river views. The property is located in the village of Downton with its high street, post office and garage, and commuting links to the medieval city of Salisbury.

Salisbury offers a range of amenities, these include, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, 2 cinemas, leisure centres and gyms and renowned state and private schools. These include Bishop's Wordsworth School & South Wilts Grammar School. There are direct rail links to London Waterloo, Bristol & Southampton.



Lounge

10' 9" x 10' 10" (3.28m x 3.30m)

Entrance door & window front aspect
fireplace, door to dining room

Dining Rom

11' 4" x 10' 11" (3.45m x 3.33m)

Storage cupboard for washing machine &
tumble drier, under stairs cloakroom, stairs to
first floor, open to kitchen

Cloakroom

Comprising wash hand basin & WC

Kitchen

9' 11" x 6' 10" (3.02m x 2.08m)

Comprising wall and base units with wooden
work top above, Belfast sink with mixer tap,
space for range style cooker with extractor
above, spaces for fridge freezer & slim line
dishwasher, door rear aspect.

First Floor

Landing

Doors to bedroom two and bathroom, stairs to
second floor

Bedroom Two

11' 1" x 10' 7" (3.38m x 3.23m)

Window front aspect

Four Piece Bathroom

Comprising panel enclosed bath with mixer
tap and hand held shower attachment,
separate shower cubicle, pedestal wash hand
basin, WC, two windows rear aspect

Second Floor

Bedroom One

18' 2" x 11' 2" (5.54m x 3.40m)

Sky light window rear aspect

Outside

Catio - directly accessible from the kitchen.
(this will be removed by the owner before
completion of sale). Narrow shingle path to
private garden with raised area of lawn,
specimen bay tree, small patio for relaxing
and entertaining. Steps up to home
office/summer house

Home Office/Summer House

Double doors to front, power and lighting

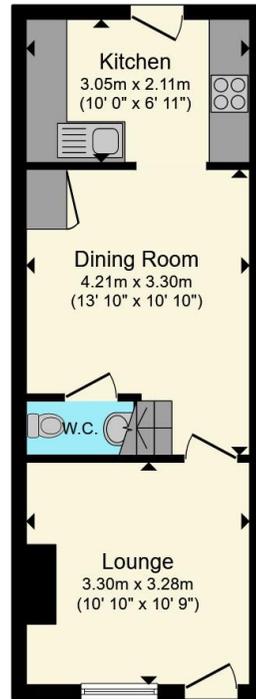
Parking

One allocated parking space

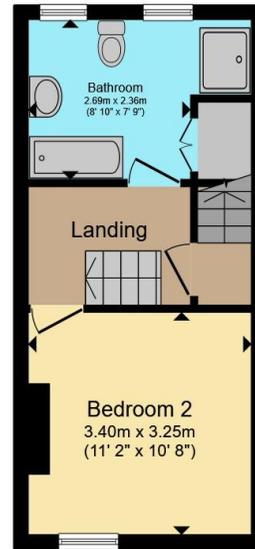




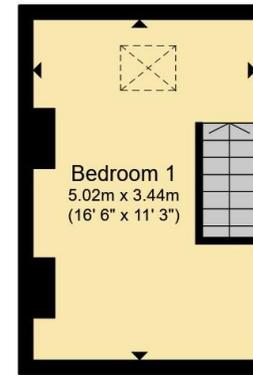




Ground Floor



First Floor



Second Floor

Total floor area 74.2 m² (798 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

Connells

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

Tenure: Freehold

view this property online connells.co.uk/Property/SAL308313



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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