



2 Downsway, Salisbury, Wiltshire, SP1 3QW

£315,000 Freehold

A detached bungalow in a good size plot which is in need of updating and is offered to the market with no onward chain.

Description

The property is a detached three bedroom bungalow which is in need of updating and is offered to the market with no onward chain. The accommodation comprises an entrance lobby and hallway, a sitting room with patio doors leading on to the rear garden and a kitchen/breakfast room which accesses a utility/shower room and separate WC. There are three good size bedrooms, two with fitted wardrobes and a shower room. The property sits centrally in a generous plot with a detached garage and a driveway providing off road parking for a car. Further benefits include PVCu double glazing, electric heating and the property has recently had a new roof. Downsway lies upon the popular Pauls Dene Estate which has a regular bus service to the city centre which lies approximately 1.5 miles away. There is also a useful convenience store on the nearby Castle Road. Further nearby amenities include a girls' grammar school and a popular primary school (St Marks). Salisbury itself has an excellent range of amenities including a mainline railway station serving London Waterloo.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance lobby

Part glazed front door and door to;

Entrance hall

Loft access, electric heater, airing cupboard housing hot water tank and immersion.

Sitting room 15'4" x 11'4" (4.69m x 3.47m)

Patio doors to rear, night storage heater, tiled fireplace and hearth, picture rail, TV point.

Kitchen/breakfast room 11'5" x 10'4" (3.48m x 3.17m)

Base and wall units, sink and drainer under window to side, electric heater, cupboard housing fusebox and meter, window and door to;

Utility/shower room 8'10" x 6'3" (2.71m x 1.92m)

Window to rear and door to side, shower cubicle, space/plumbing for washing machine, electric heater, door to;

Separate WC

Fitted with a low level WC, window to side.

Bedroom one 13'4" x 11'10" (4.07m x 3.62m)

Windows to front and side, night storage heater, mirror fronted fitted wardrobe.

Bedroom two 11'4" max x 10'5" (3.46m max x 3.18m)

Window to front, fitted wardrobe, electric heater.

Bedroom three 11'5" x 6'10" (3.48m x 2.09m)

Window to rear.

Shower room

Fitted with a white suite comprising shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, obscure glazed window to side.

Outside

To the front of the property is a lawned garden with flower borders and a path to the front door. There is side access in to the rear garden which is mainly paved with a greenhouse and timber shed. There is a gate to a driveway providing off road parking for one car in front of a detached single garage.

Services

Mains water, electricity and drainage are connected to the property.

Outgoings

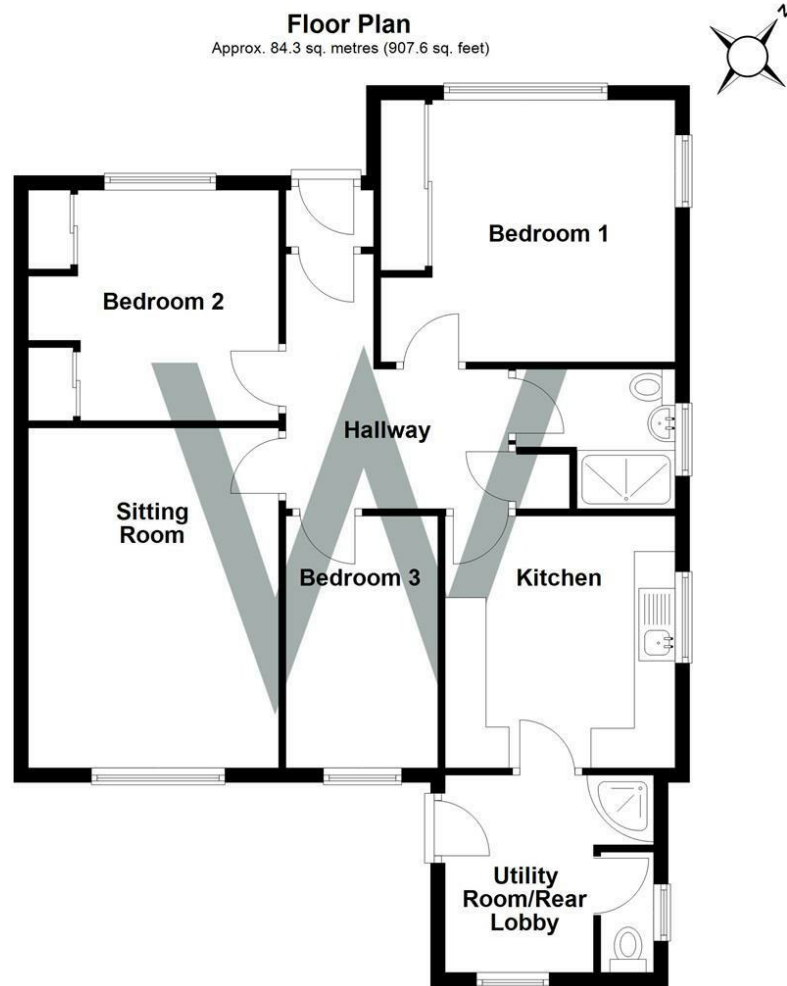
The Council Tax Band is ' E ' and the payment for the year 2024/2025 payable to Wiltshire Council is £3087.26.

Directions

Leave Salisbury via Castle Road and turn right in to Queensberry Road opposite Victoria Park. Take the first left in to Radnor Road and the first right in to Attwood Road. Follow the road around to the left taking the next right in to Balmoral Road. Continue to the unmarked crossroads and turn right in to Downsway and the property can be found immediately on the right hand side.

WHAT3WORDS

What3Words reference is: [///melts.moguls.fully](https://www.what3words.com/melts.moguls.fully)



Total area: approx. 84.3 sq. metres (907.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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