



Connells

Batchelor Way
Downton Salisbury



Property Description

Connells bring to the market this well presented detached house in Batchelor Way, Downton, Salisbury. On the ground floor there is an entrance hallway, lounge, kitchen diner and cloakroom. The first floor has a master bedroom with en-suite shower room, two further bedrooms and a bathroom. To the rear of the property is an enclosed garden with lawn, patio and a decked area. There is an option for the purchaser to buy the freehold for £2000.

Downton is a village and civil parish on the River Avon in southern Wiltshire, England, about 6 miles (10 km) southeast of the city of Salisbury. The parish is on the county boundary with Hampshire and is close to the New Forest. Salisbury offers a range of entertainment, cultural and shopping facilities. There are direct rail links to London Waterloo, Southampton and the West Country and good road links to London, the South Coast and New Forest.



Entrance Hall

Cloakroom

WC, wash hand basin

Lounge

14' 5" x 11' 10" (4.39m x 3.61m)

Two double glazed windows to front, wooden flooring, electric fire place, radiator

Kitchen Diner

23' 3" x 9' 1" (7.09m x 2.77m)

Fitted kitchen with a range of wall and base unit, integrated oven and hob with extractor over, integrated fridge/freezer, space for washing machine, double glazed window to rear and double patio doors to garden, breakfast bar, two radiators, wood effect flooring

Bedroom One

12' 2" x 9' 8" (3.71m x 2.95m)

Two double glazed windows to front, double fitted wardrobe, radiator, carpet flooring, door to en-suite

En-Suite

Double glazed window to front, large shower unit, WC, hand wash basin, wood effect flooring

Bedoom Two

9' 2" x 8' (2.79m x 2.44m)

Double glazed window to rear. radiator, carpet flooring

Bedroom Three

11' 4" x 8' 3" (3.45m x 2.51m)

Double glazed window to rear, radiator, wood effect flooring

Bathroom

Bath with shower over, heated towel rack, WC, hand wash basin, bathroom cabinet, half tiled walls, wood effect flooring, double glazed window to rear

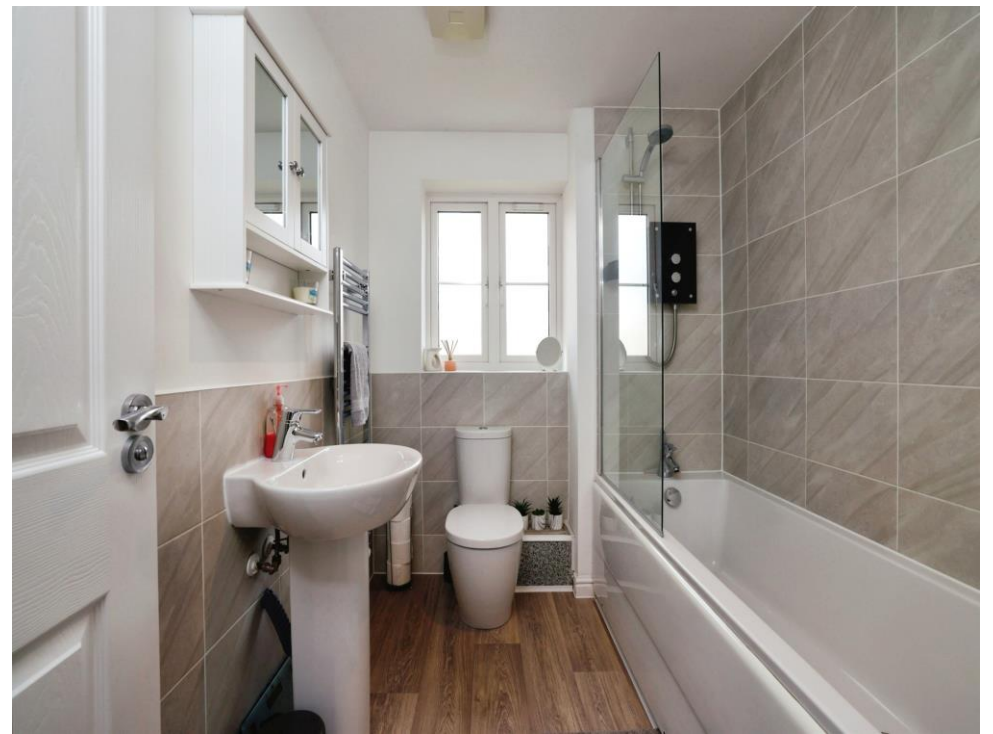
Front Garden

Small artificial grassed lawns with shrubs.

Rear Garden

Enclosed by fencing, side access gate, patio adjacent to house, lawn, decked seating area, two garden sheds.

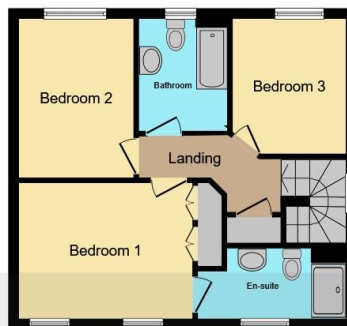




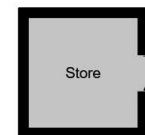




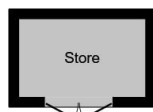
Ground Floor



First Floor



Outbuilding 1



Outbuilding 2



Outbuilding 3

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.focalagent.com

To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
Salisbury SP1 3TS

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307149

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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