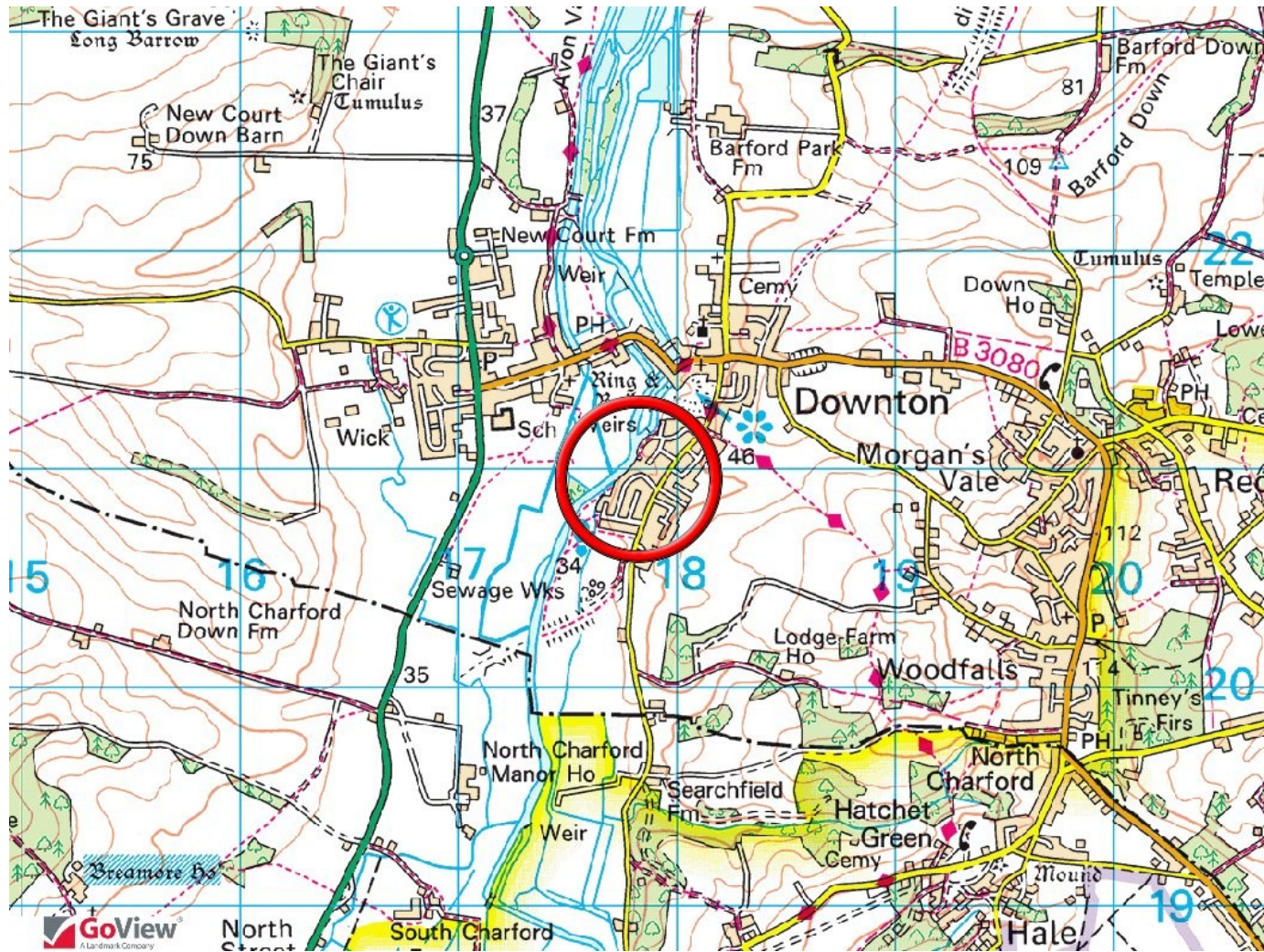


41 Moot Gardens, Downton, Salisbury SP5 3LG



A semi-detached bungalow in need of modernisation and general updating.

Hall, sitting room, dining area, kitchen, 3 bedrooms and bathroom/WC. Garden. Garage and parking. Gas fired central heating. Upvc double glazing. EPC band D. No forward chain.

Guide price: £315,000 Freehold

Viewing: Strictly by prior appointment through above joint sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax band D: Amount payable 2024/25: £2308.46

Services: Mains water, electricity, gas and drainage.

Location: The property is located in a quiet position on the outskirts of the village, close to river and countryside walks and within walking distance of the village and local amenities.

The popular & historic community of Downton benefits from a number of local pubs, café and shops including a supermarket & pharmacist. There are Doctors & Dental practices, Junior School & the Trafalgar Secondary School together with St Lawrence Parish Church, a Roman Catholic, Congregational Church & Public Library. The village is well located for access to a number of important centres with Salisbury some 7 miles to the north, Fordingbridge & Ringwood & Bournemouth, 6, 12 & 23 miles respectively to the south. The M27 can be reached via the B3080 & Cadnam, some 9 miles distant with Southampton approximately 17 miles.

The property comprises a semi-detached bungalow with brick and rendered elevations under an interlocking tiled roof. The property was built, we believe, in 1965 and would now benefit from general updating throughout with potential to extend (subject to planning).

Upvc glazed door to:

Hall: Radiator.

Sitting room: Adams style fireplace with gas fire fitted.

Dining area: Radiator.

Kitchen: Pine base units, drawers and cupboards. Wall units. Stainless steel sink. Space for cooker. Radiator. Door to:

Conservatory: Upvc construction with a solid roof. French doors to garden.

Bedroom 1: Radiator.

Bedroom 2: Fitted wardrobe. Airing cupboard with lagged hot water cylinder. Radiator.

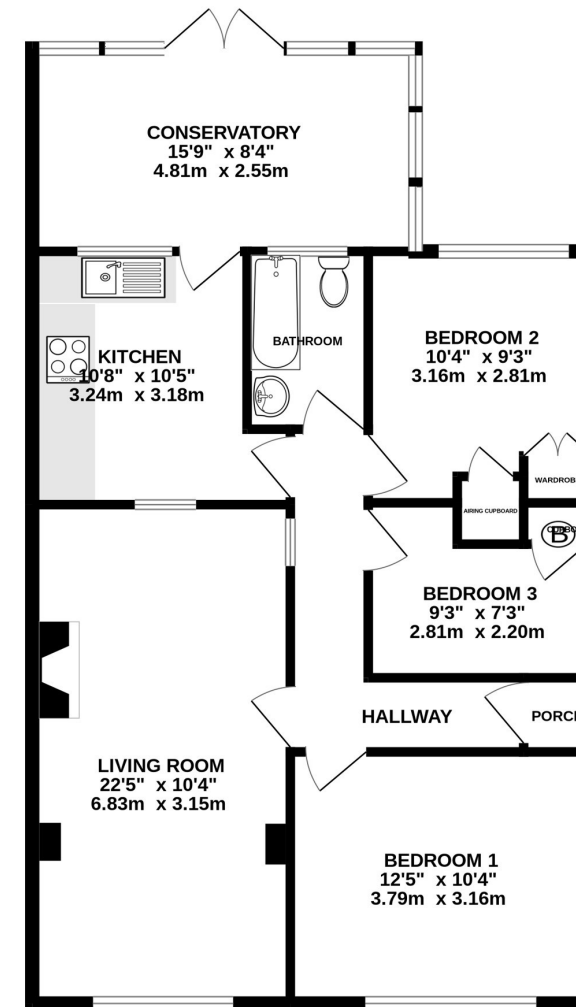
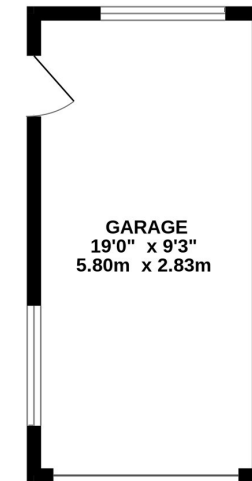
Bedroom 3: Cupboard housing gas fired boiler. Access to boarded loft space with Velux window.

Bathroom: Panelled bath with electric shower over. Washbasin. WC. Radiator.

Outside: The property is approached over a private driveway providing parking for a number of cars and leading to a garage. The front garden is laid mainly to lawn enclosed by a mature hedge. The rear garden is laid to lawn with mature planting, a greenhouse and 2 storage sheds. Detached garage with up and over door.



GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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