



Connells

The Sidings
Downton Salisbury

The Sidings

Downton Salisbury SP5 3QZ

for sale guide price
£310,000



Property Description

A well-presented two bedroom bungalow enjoying a sought-after position within the popular village of Downton. The property offers bright and well-maintained accommodation, including a modern fitted kitchen, stylishly refitted bathroom and comfortable living space throughout. Externally, the bungalow benefits from an enclosed rear garden backing directly onto open countryside, providing stunning far-reaching rural views and a wonderful sense of privacy. Conveniently located within easy reach of the village amenities and around 6.7 miles from Salisbury town centre.

Hallway

Doors to lounge/dining room, bedroom one and two and bathroom.

Lounge/ Dining Room

19' 1" into bay x 13' 5" max (5.82m into bay x 4.09m max)

Door to kitchen, bay window to front.

Kitchen

10' 6" x 10' 2" (3.20m x 3.10m)

Comprising wall and base units with work surfaces over, drainer sink unit with mixer taps, raised built in oven and grill, inset hob, space for washing machine, space for fridge/freezer, door to conservatory, rear aspect.

Conservatory

11' 9" x 10' 2" (3.58m x 3.10m)

Part walled conservatory with door to rear garden.

Bedroom One

12' 6" x 9' 9" (3.81m x 2.97m)

Front aspect.

Bedroom Two

13' 1" x 9' 9" (3.99m x 2.97m)

Rear aspect over the countryside.



Outside

Rear Garden

The rear garden enjoys a delightful open outlook across rolling countryside and fields, providing a wonderful sense of space and privacy. Predominantly laid to lawn with patio and gravelled areas, the garden is enclosed by wood panel fencing and offers excellent potential for landscaping, creating an ideal space for outdoor entertaining, gardening or simply enjoying the far-reaching rural views.

Garage

16' 6" x 8' 11" (5.03m x 2.72m)

Garage in block, with up and over door.

Parking

On street parking.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 89.2 m² (961 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



To view this property please contact Connells on

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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/SAL308578



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