



**Connells**

Downton Road  
Salisbury



## Property Description

!!STOP PRESS!! This extended three bedroom house located on Downton Road is situated within a short walk of Salisbury's city centre. This home has been renovated with a modern finish by the current owners to high standard throughout.

### Entrance Hall

Storage cupboard, open to open plan lounge, stairs to first floor landing.

### Lounge

10' 11" x 10' 10" ( 3.33m x 3.30m )

Log burner with tile hearth, bay window to front aspect with under seating storage, open to

### Kitchen/ Family Room

Irregular Shaped Room 27' 4" max x 14' 2" max ( 8.33m max x 4.32m )

Kitchen area - Comprising wall and base units with work surfaces above, inset electric hob unit with hood over, raised oven and microwave, built in and concealed fridge and freezer, down lighter spots. Kitchen island with base units and work surface over, drainer sink unit with mixer taps, built in and concealed dishwasher, built in wine fridge, hanging lights over island, Bi-fold doors to rear garden and skylight.

Family area - a range of storage cupboards, one with washing machine and dryer, feature fireplace and open to lounge and kitchen.



## First Floor Landing

### Bedroom One

12' 4" x 12' 1" ( 3.76m x 3.68m )

Large fitted wardrobes along one wall, front aspect.

### Bedroom Two

11' 2" x 9' 2" ( 3.40m x 2.79m )

Feature fireplace, rear aspect.

### Four Piece Bathroom

Comprising a claw foot bath with mixer taps and shower attachment, walk in double shower with rainfall shower head and attachment with niche, vanity unit with bowl sink unit mixer taps, heated towel rail, WC, downlighter spots.

## Second Floor Landing

Eaves storage.

### Bedroom Three

18' x 6' 9" ( 5.49m x 2.06m )

Skylight windows, rear aspect.

### Cupboard

Currently fitted with a shower unit, wash hand basin and WC. With water supply connected but without drainage.

## Outside

### Rear Garden

Decking from the Bi-fold doors with steps leading to another decked area for Alfresco dining, further steps to a further level with lawn and artificial grass. To the rear is gated access to the parking.

### Driveway

Driveway parking to the rear with steps to rear garden.







To view this property please contact Connells on

**T 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
Salisbury SP1 3TS

EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

**[view this property online \[connells.co.uk/Property/SAL308295\]\(http://www.connells.co.uk/Property/SAL308295\)](http://www.connells.co.uk/Property/SAL308295)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SAL308295 - 0004