



2 Avon Meadow, Downton, Salisbury, Wiltshire, SP5 3LA

£265,000 Freehold

A three bedroom semi detached house which is in need of updating and offered with no onward chain.

Description

The property is a three bedroom semi detached house which is in need of updating and is offered to the market with no onward chain. The accommodation comprises an entrance hall, a sitting room with a double aspect, a kitchen with some fitted units and a larder cupboard and there is also a cloakroom. On the first floor there are three bedrooms, two of which are doubles and a bathroom. Benefits include PVCu double glazing and gas central heating and there are large gardens to the front and rear with off road parking and a covered car port. There is also a useful brick built outbuilding/workshop. The quiet location has riverside access nearby with a play park/field a short distance away. Downton is a thriving village with a good range of amenities including primary and secondary schools, doctors surgery, shops, cafes and public houses. Offered with no onward chain.

Property Specifics

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

Entrance hall

Part glazed front door, radiator, stairs, cupboard housing electric fusebox and meter.

Sitting room

Dual aspect with windows to front and rear, picture rail, stone fireplace with inset coal effect gas fire, two radiators.

Kitchen

Floor and one wall unit, space for electric cooker, understair and larder cupboard, wall mounted gas boiler, window to rear, part glazed door to side..

Cloakroom

Fitted with a low level WC, window to side.

Stairs to first floor - landing

Window to rear, airing cupboard housing hot water tank.

Bedroom one

Window to front and side, radiator.

Bedroom two

Window to front, radiator, overstair storage space, radiator, loft access.

Bedroom three

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath, wash hand basin, wall mounted electric heater, obscure glazed window to side.

Outside

There is a large garden to the front with a brick paved driveway and covered carport. There is a useful brick built shed/workshop (3.38m x 3.12m). The rear garden is a good size with a greenhouse and it is enclosed by hedging.

Services

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

Outgoings

The Council Tax Band is ' C ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2350.54.

Directions

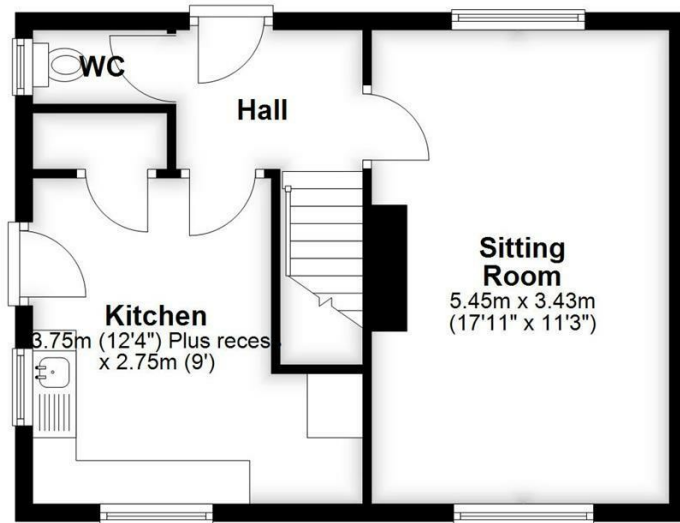
Proceed through Downton on The Borough/High Street, turning right into Moot Lane Continue past The Moot turning right into Roman Meadow. Bear left in to Avon Meadow and the property can be found near the end on the right hand side.

WHAT3WORDS

What3Words reference is: ///chest.degree.ballooned

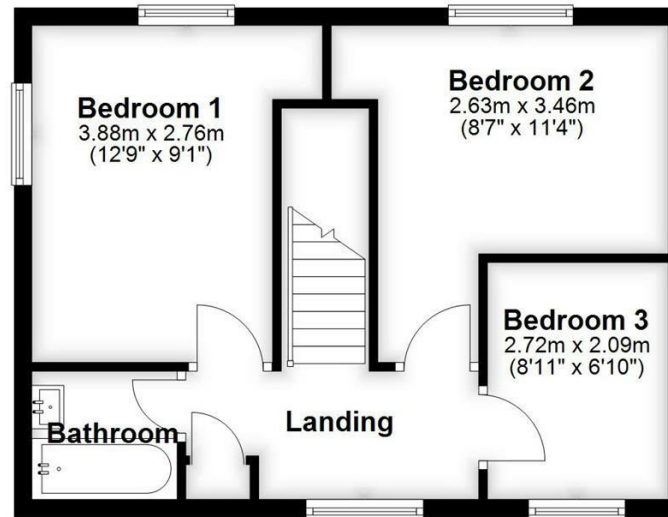
Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 80.0 sq. metres (860.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

WHITES

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