



13 The Sidings, Downton, Salisbury, Wiltshire, SP5 3QZ

Guide Price £300,000 Freehold

## About The Property

Rare opportunity to purchase a spacious bungalow in a quiet location overlooking open fields to rear, together with garden and garage. It is situated on the edge of Downton and within walking distance of all it's facilities. Vacant possession is offered.

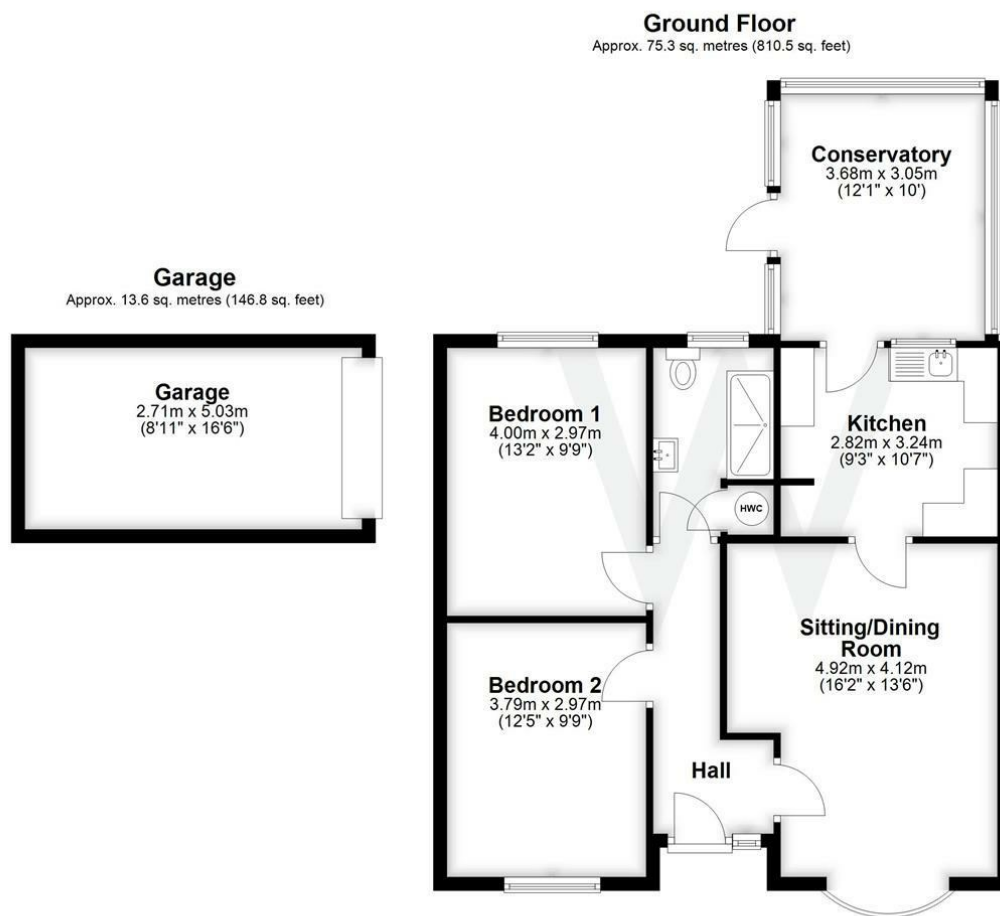
The property sits in an elevated position with pathway through lawns to the front with flower beds and shrubs. The porch has a tiled hearth and wall light with part glazed front door leading into the hall. On the left are two double bedrooms with shower room to the rear. This has a wc, hand basin, shower cubicle, tiled walls and airing cupboard with lagged hot water tank. To the right of the hall is the spacious sitting room with bay window to front elevation which then leads through to the kitchen. This features work surfaces to three walls with single drainer sink, base and wall mounted cupboards and drawers, space and plumbing for washing machine, space for cooker and fridge. In a recess is the Grant oil fired boiler for heating and hot water. A door leads through to the conservatory which is glazed to three sides and has a door out to the garden.

The garden is a real feature with two sitting areas, lawn, flower beds and shrubs all enclosed by timber and wire fencing. It backs onto and has lovely views over open fields beyond. The garage is situated to the front of the bungalow and has additional parking. Further benefits are double glazed windows throughout and oil fired central heating.

- Quiet location
- Overlooking open fields
- Garage and Parking
- Oil fired Central Heating
- Double Glazing
- Two double bedrooms
- Conservatory
- Walking distance of local facilities







## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2148.43 (2025/2026)

Tenure: Freehold

Services: Mains electricity, gas, water and drainage.

Heating: Gas central heating with radiators.

Directions: From Salisbury take the A338 to Downton. Proceed over the roundabout and turn left at the traffic lights into The Borough. Proceed through Downton, up the hill and turn left just before the traffic lights, into The Sidings where the property will be seen on the right.

What3Words: ///wound.orchestra.plus

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	