



30 Ilynton Avenue, Firsdwn, Salisbury, Wiltshire, SP5 1SH

£350,000 Freehold



## About The Property

A detached bungalow situated in a quiet cul-de-sac overlooking open fields to rear, together with a good sized rear garden, garage and driveway parking. It is now in need of updating but offers a wonderful opportunity to remodel or extend to a new buyers specification. Oil central heating by radiators and double glazed windows have been installed. Vacant possession is offered!

The bungalow is approached via a brick pavior driveway and path leading to the front door. There is a section of lawn, flower beds and shrubs sitting behind a low wall. A side pedestrian gate leads to the rear garden.

A glazed front door leads into the entrance porch which has quarry tiled floor. A wooden door then leads into the entrance hallway with hatch to well insulated loft and double airing cupboard with lagged hot water tank. There are two double bedrooms one to the front one to the rear. The bathroom has a shower cubicle, panel bath, wc and hand basin. There is a double aspect sitting room to the front with brick faced open fireplace with shelves and cupboard to recesses. The dining room lies to the rear with a glazed door leading out to the garden. The kitchen has a range of work surfaces with cupboards and drawers below, wall cupboards, larder cupboard, space and plumbing for washing machine and dishwasher, built in oven, hob and extractor, door to side garden.

The rear garden is a good sized mainly laid to lawn with flower beds and shrubs, apple trees, fencing to sides and open views over fields to rear. The garage has an up and over door to front and pedestrian door plus window to rear, light and power, oil fired boiler for heating and hot water. Outside tap.



- Detached Bungalow
- Quiet cul-de-sac
- Open fields to rear
- Two Double Bedrooms
- Large Garden
- Garage and Drive
- Oil Central Heating
- Needing updating











Total area: approx. 98.7 sq. metres (1062.5 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2331.60 (2025/2026)

Tenure: Freehold

Services: Mains electric and water. Septic tank drainage.

Heating: Oil Fired Central Heating

Directions: Leave Salisbury on the A30 London Road and after about 3 miles turn right signposted to Firstdown. Continue along Firs Road before taking the third left into Ilynton Avenue.

whatthreewords: ///member.balloons.outbound

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