



120 THE BOROUGH, DOWNTON, SALISBURY, WILTSHIRE SP5 3LY
GUIDE PRICE £385,000 FREEHOLD

Winkworth

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A mid-terrace village house with a southerly garden and parking, within reach of the facilities at the heart of the village.

120 The Borough is a village house circa 1980's, amid a terrace of three houses, on a residential development in a southerly setting adjacent the banks of the Hampshire Avon and within reach of the facilities of the vibrant community of Downton.

The accommodation comprises some generous room sizes across two floors, as per the indicative floor plans.

The property offers an opportunity to modernise the living spaces to suit a purchaser's tastes and style (subject to any required consents).

To the rear a south-westerly pretty garden runs down to an area with a garage (in a block), with an additional off-street parking space. To the front is a small, planted area intersected by a shared path for access.

N.B. the vehicular driveway owned by a neighbouring property with access arrangements in place, and upkeep contribution required from, the residents which shares its use.

Agents Note: A copy of the property title and plan is available for inspection, on request, as is a schedule of the covenants affecting the property. The sale is on behalf on an LPA. The property is in the process of being cleared currently.

Wiltshire Council Tax Band – D, EPC -D, Tenure – Freehold.

LOCATION The property is understood to be situated in a Conservation Area. Downton is a thriving and long-standing community with a strong sense of identity. There are good local facilities in the village which include a Co-op convenience store, doctors' surgery, pharmacy, dentist, tennis club, Café, church, schools, and public houses, as well as the Cuckoo Fair, which is usually held around May time. There are train links from Salisbury to London Waterloo and via Southampton Parkway Station. To the south, the M27 is around twelve miles. The New Forest is approximately two miles from the village.

There are schools in the village, a primary and a secondary school, plus a Pre-school.

DIRECTIONS

What3Words://lyricism.rocky.wand

The property is situated on the south side of The Borough (B3080), close to the bridge over the River Avon. 120 is the middle cottage of the three properties to the left of the development, facing the road.





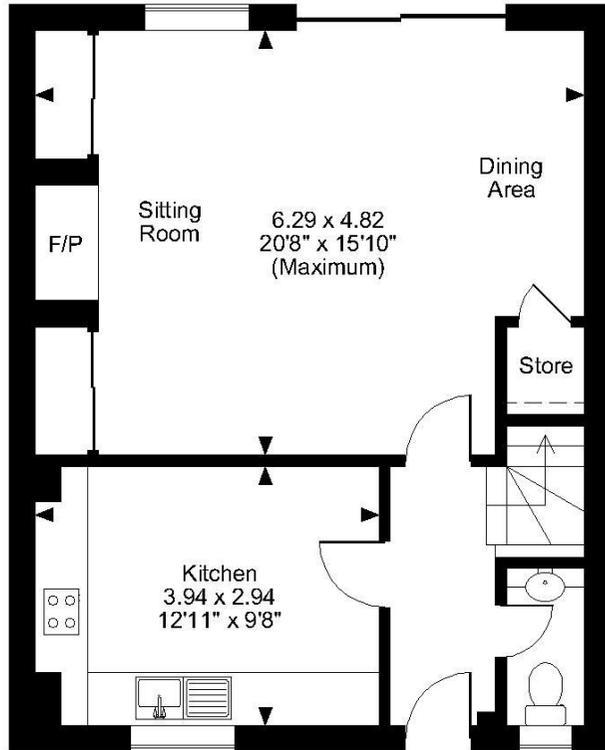
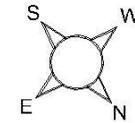
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Approximate Gross Internal Area

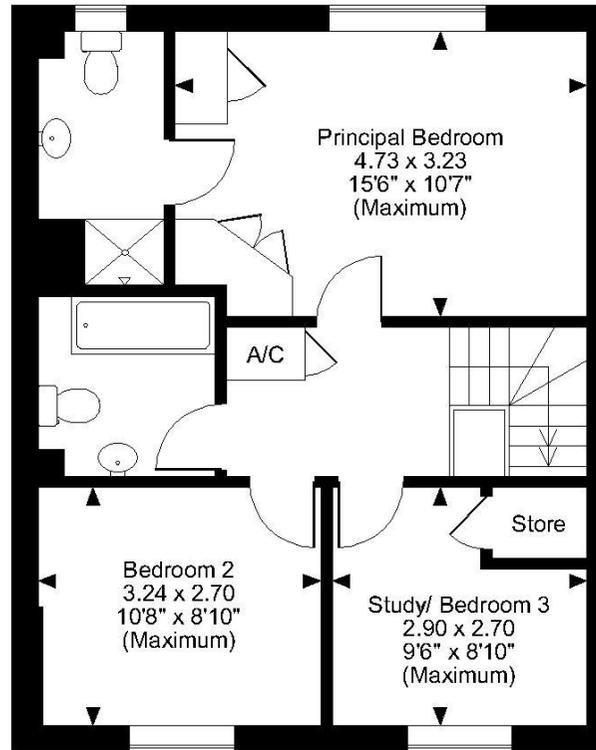
Main House = 1060 Sq Ft/98 Sq M

Garage = 159 Sq Ft/15 Sq M

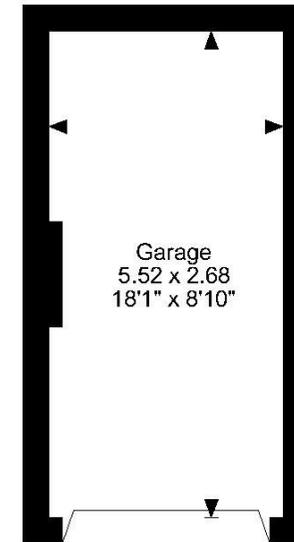
Total = 1219 Sq Ft/113 Sq M



Ground Floor



First Floor



Not in actual location

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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