



BARNABY CLOSE, SALISBURY, WILTSHIRE, SP5 3NX
£249,950 FREEHOLD

Winkworth



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This mid terrace house was built some 60 years ago and is presented in excellent decorative order with the benefit of gas fired central heating, double glazing and attractive front and rear gardens. The nicely proportioned accommodation, over two floors, is ideal for single or family occupancy and includes a generous entrance porch leading to the sitting room and the well-fitted kitchen/dining room beyond. Upstairs the two bedrooms have fitted and built-in wardrobes and storage and there is a family bathroom. There is gated pedestrian access from the rear garden and there is a single garage in the block close by.

AT A GLANCE

Sitting room
Kitchen/breakfast room
Two double bedrooms
Family bathroom
Front and rear gardens
Single garage

DIRECTIONS

What3Words - hypocrite.pulp.vanished

Leave Salisbury heading south on the A338 (Downton Road). Continue for approximately six miles until you enter the village of Downton. Proceed through the traffic lights by The Bull Inn, then take the first right turn opposite the Mazda garage into Marie Avenue. The property is located on the left-hand side, set back from the road, and clearly marked with a Winkworth For Sale board.



LOCATION

This delightful property is located on the western edge of the historic and highly sought-after village of Downton, just south of the Cathedral City of Salisbury and within easy reach of the stunning New Forest National Park. Ideally positioned for access north to Salisbury or south towards Ringwood, Bournemouth, and the South Coast, the village offers a perfect blend of countryside charm and modern convenience. Downton boasts a vibrant and welcoming community, offering a wide range of amenities including a doctors' surgery, dental practice, pharmacy, and library. Families are particularly well-served, with excellent primary, secondary, and pre-school facilities, alongside a Co-op supermarket, café, two takeaways, and traditional public houses. The village also features churches of various denominations and numerous play parks, making it an ideal setting for family life. Downton enjoys regular public transport links to Salisbury (including directly to the train station), South to Ringwood and beyond and is renowned for its annual Cuckoo Fair, held each May Day. This lively event celebrates the village's lace-making heritage and brings together arts, crafts, and exhibitors from across the region, offering a true sense of community spirit.

Council Tax Band C

EPC Band C

Double glazing and gas central heating

Mains Drainage

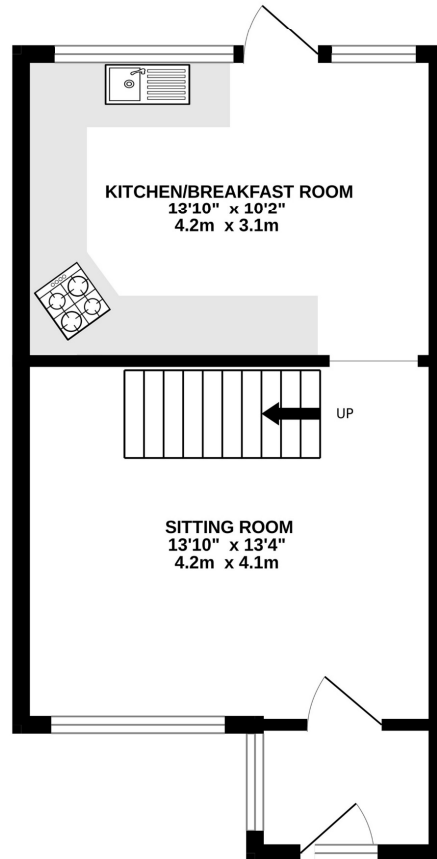
Ultrafast Broadband available.

Mobile coverage inside likely with O2.

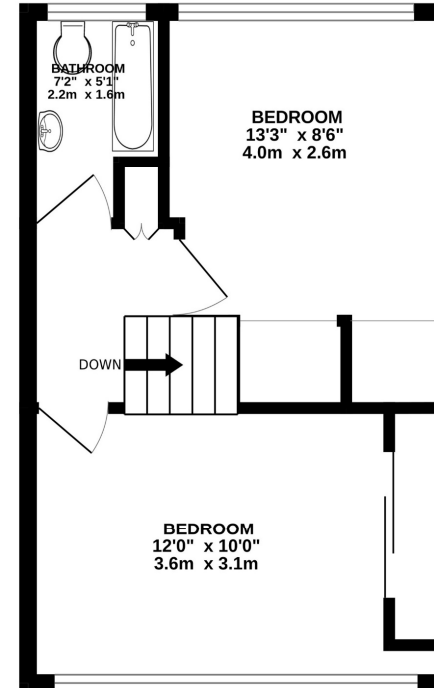
Mobile coverage outside likely with EE, Three, O2 and Vodafone.



GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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