



MOODY DRIVE, SALISBURY, WILTSHIRE, SP5 3FS
£305,000 FREEHOLD

Winkworth

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Two-bedroom, end of terrace house which is situated within this convenient and sought after edge of village modern development. Viewing is highly recommended. EPC: B

The property comprises a very well presented and smart two-bedroom end of terrace house which has ample parking to the front. The accommodation has an entrance hallway with staircase, downstairs WC, sitting room, kitchen/dining room, rear patio and garden, two generous bedrooms, main bathroom and ensuite facilities.

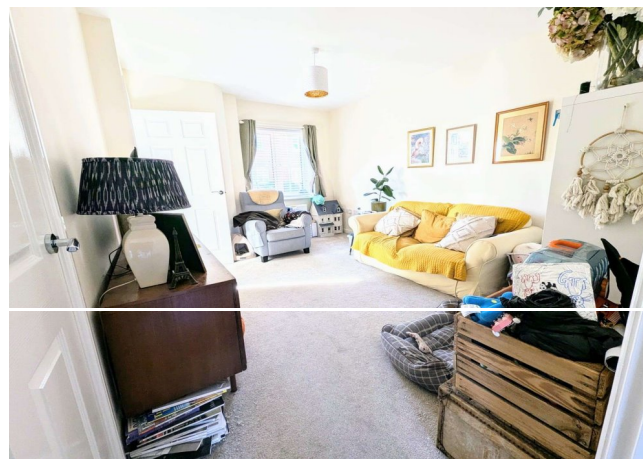
The property is tastefully decorated throughout with neutral colour schemes and has the benefit of gas central heating, PVCu double glazing the property is available with no onward chain and viewing is highly recommended.

AT A GLANCE

Entrance hall
Sitting room
Kitchen/dining room
W.C

Two double bedrooms
Ensuite shower room
Family bathroom

Rear garden
Parking



LOCATION

The property is situated within the western area of the historic and sought after village of Downton which lies to the south of the cathedral city of Salisbury. The village is conveniently situated for Salisbury or south towards Ringwood and in turn Bournemouth and the South Coast. The village itself supports a thriving community with an excellent choice of primary, secondary and pre-school facilities, two village stores, Post Office, a choice of public houses and play parks making this an ideal family environment or for those seeking a convenient yet peaceful living environment. The village also benefits from a library, public transport and its regionally famous annual Cuckoo Fair which sees the village come together on May Day to celebrate with arts and crafts and exhibitors from throughout the area.

DIRECTIONS

What3Words staked.quits.less

Leave Salisbury on the A338 Downton Road and continue in a southerly direction. Proceed for around six miles and having entered the village of Downton. Take a right hand turn before passing the Esso garage onto Batchelor Way and then turn into Moody Drive. The property will be highlighted by a Winkworth For Sale board.

EPC Band B

Wiltshire Council Tax C

Gas central heating with double glazing

Mains drains

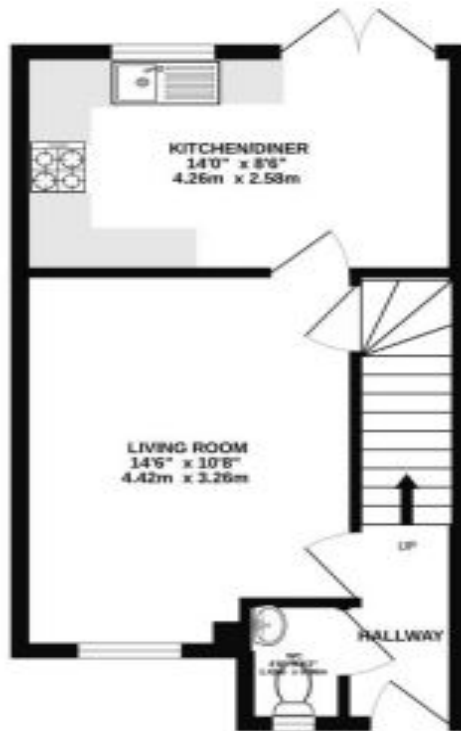
Ultrafast Broadband available

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

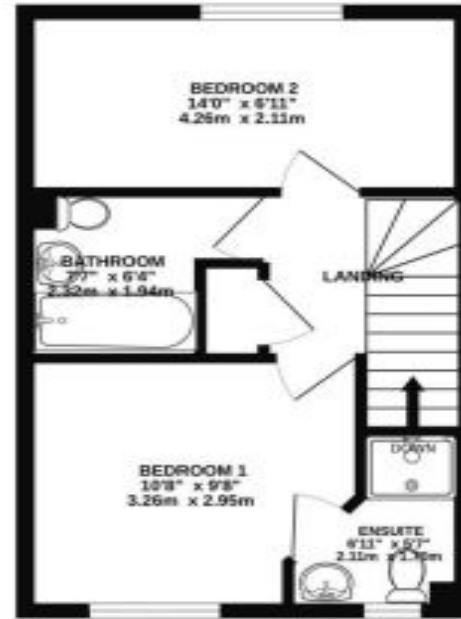
Mobile coverage inside limited with EE, O2 and Vodafone



GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (60.2 sq.m.) approx.
(Space with floorplan 1/2022)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	86	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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