

# Spracklands

Dinton, Salisbury, SP3 5DY

COOPER  
AND  
TANNER



**£259,995 Freehold**

A two bedroom semi-detached bungalow located in the desirable and charming village of Dinton near Salisbury. This is an ideal investment opportunity or first time buyer. There is an element of improvement and updating required. Strictly viewing by appointment.

# Spracklands

## Dinton, Salisbury

### SP3 5DY

 2  1  1 EPC E

## £259,995 Freehold

### DESCRIPTION

A charming two bedroom semi-detached bungalow that would be a perfect first home or investment opportunity. Located in a quiet cul-de-sac in the lovely village of Dinton, the home benefits from a rural setting with the advantage of being close to the city of Salisbury.

The property now requires a degree of updating and redecoration with the current owners having made some improvements to the layout during their time at the property including opening up the entrance hall, to create a more open living space, and the installation of a multi fuel stove, set centrally in the property to ensure all rooms are heated by the stove. The accommodation comprises a sitting room, kitchen with lean to sun room/utility space to the rear with a separate store, ideal for use as a log store. There are two bedrooms and a bathroom.

### OUTSIDE

A larger than average garden with pedestrian access to the side of the property. Currently laid mainly to lawn with some recently planted hedges the garden really compliments the property with a paved terrace immediately to the rear and a low level dry stone retaining wall and raised flower bed.

There is plenty of parking close by, either on the road outside the property or in one of the communal parking areas in the cul-de-sac.

### AGENTS NOTE

The property lies with an Area of Outstanding Natural Beauty and just outside the village's Conservation Area.

Local Council: Wiltshire Council

Council Tax band: B

EPC: E

Services: Mains water, drainage and electricity are connected to the property.

Tenure: Freehold and vacant possession.



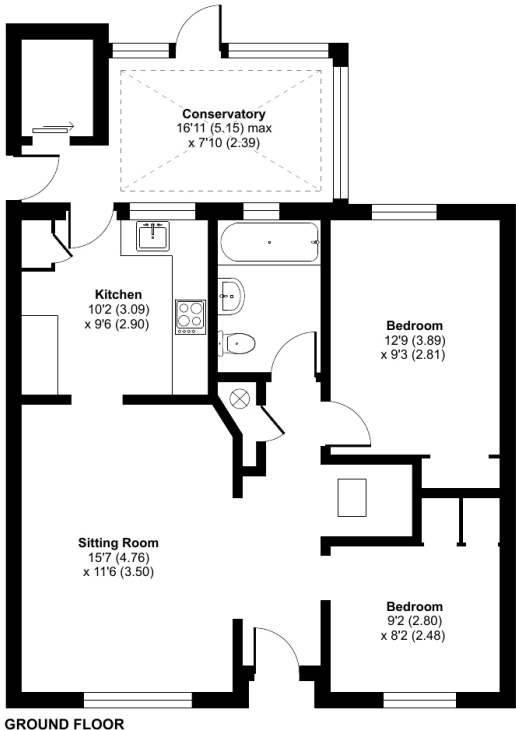






# Spracklands, Dinton, Salisbury, SP3

Approximate Area = 816 sq ft / 75.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1228423

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