



**16 FIRS CLOSE, FIRSDOWN, SALISBURY, WILTSHIRE SP5 1SG**

**01722 238711**

**BAXTERS**  
PROPERTY & LAND AGENTS



**16 FIRS CLOSE, FIRSDOWN, SALISBURY, WILTSHIRE SP5 1SG**  
**PRICE GUIDE: £625,000**

An individual detached bungalow built during the 1960s, positioned at the head of a small residential close, within a plot exceeding half an acre and occupied until recently by the original owner.

A rare find indeed, 16 Firs Close offers potential buyers an opportunity to create a truly unique property either with the addition of a creative extension (subject to obtaining the necessary consents) or by retaining and updating the existing dwelling. The bungalow sits almost central within its plot with gardens extending to three sides and a central gated drive with excellent parking.



The current layout offers a little over 1200 sq. ft of living space with glazed entrance porch, a wide central reception hall leading to a large double aspect sitting room (with working fireplace), a generous kitchen/breakfast room, two double bedrooms and a family bathroom. The light and airy accommodation is spacious, fitted throughout with double glazing and centrally heated via an oil fired boiler to radiators. There is a further combined 1485 sq ft of space available within the loft over the bungalow and the garage.

The bungalow sits at the head of a small close with outstanding views over adjoining countryside and farmland. The gardens are mainly laid to lawn with a variety of shrubs and flower beds. There is also an imposing 70' metal frame greenhouse.

**LOCATION:** The semi-rural settlement of Firsdown is located some five miles to the east of Salisbury. The neighbouring villages of Pitton and Winterslow offer village stores/post office facilities, village schools and country pubs. The cathedral city of Salisbury offers a more comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, both state and private including two grammar schools and a college of further education. Salisbury has a mainline railway station, also stopping at Grateley, serving London, Waterloo and the West Country. Although a rural environment, access to the M3 and M25 is easily obtained via the A303 to the northeast and to Southampton via the A36/M27 to the south.

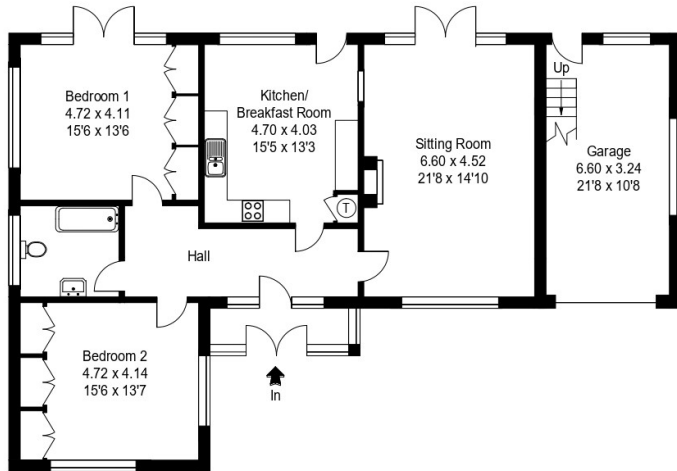
**DIRECTIONS:** From the city of Salisbury proceed in a north easterly direction along the A30 London Road in the direction of Andover. After approximately 3.5 miles turn right into Firs Road just before Thyme & Tides, signposted Firsdown. Proceed down the hill and take the fourth left turn into Firs Close, number 16 is located at the end of the close on the right hand side clearly identified by the BAXTERS For sale sign.



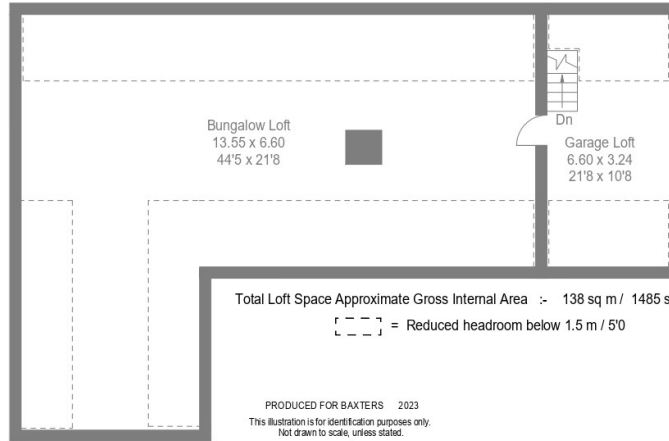
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Bungalow Approximate Gross Internal Area :- 116 sq m / 1253 sq ft

Garage Approximate Gross Internal Area :- 22 sq m / 232 sq ft



**Ground Floor**



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F - £3,072.94 : for year 2023/24. Mains Electricity and Water. Private Drainage with Septic Tank. Oil Central Heating. Fully double glazed.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10694

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>39</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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