



141 Countess Road, Amesbury, Salisbury, Wiltshire, SP4 7AR

£395,000 Freehold

**A detached bungalow set in a good size plot and offered to the market with no onward chain.**

### **Description**

The property is a detached bungalow set in a large plot and in need of some moderate updating. The accommodation has good sized rooms with a large sitting room to the rear which has sliding patio doors leading on to the rear garden which enjoys a westerly aspect. The kitchen/breakfast room has a good range of units with space for a table and chairs and this leads to one of the three double bedrooms. There is a shower room and a utility/cloakroom. Benefits include PVCu double glazing, gas central heating and off road parking in front of an integral garage which could be converted in to further accommodation if required. There is a large garden to the rear. Countess Road lies on the northern side of Amesbury with easy access to both Amesbury, the nearby village of Durrington and the A303. Offered to the market with no onward chain.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance Hall**

Radiator, loft access.

#### **Sitting Room 21'4" x 11'10" (6.52m x 3.63m)**

French doors to rear and window to side, two radiators, internet and telephone points.

#### **Kitchen/Breakfast Room 16'10" x 9'10" (5.14m x 3.00m)**

Fitted with a comprehensive range of base and wall units with work surfaces over and tiled splashbacks, sink and drainer under window to side, integrated electric oven and grill, four ring gas hob and extractor over, space for table and chairs, radiator.

#### **Bedroom One 12'4" x 10'9" (3.76m x 3.28m)**

Window to side, radiator.

#### **Bedroom Two 12'3" x 9'10" (3.74m x 3.02m)**

Window to front, radiator.

#### **Bedroom Three 12'0" x 10'10" (3.66m x 3.32m)**

Window to side, radiator.

### **Shower room**

Fitted with a suite comprising corner shower cubicle, low level WC, pedestal wash hand basin, tiled walls, obscure glazed window to side.

### **Utility/cloakroom**

Fitted with a low level WC, pedestal wash hand basin, wall mounted gas boiler space for fridge/freezer, space/plumbing for washing machine.

### **Outside**

To the front of the bungalow is a brick paved driveway providing off road parking. There is side access via both sides of the property in to the rear garden which enjoys a westerly aspect and has a patio area with steps up to a further patio area. There are further sections of lawned garden with raised, well stocked flower borders. At the end of the garden is a further patio adjacent to a raised fish pond together with a block built shed and covered storage area.

### **Garage 15'8" x 9'3" (4.80m x 2.84m)**

Up and over door, power and light, window and door to side.

### **Services**

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

### **Outgoings**

The Council Tax Band is E and the payment for the year 2024/2025 payable to Wiltshire Council is £2830.65

### **Directions**

Leave Salisbury on the A345 and continue through Amesbury to the junction with the A303 (Countess roundabout). Continue forwards in to Countess Road and the property can be found after approximately a quarter of a mile on the left hand side.

### **WHAT3WORDS**

What3Words reference is: ///frizz.drizzly.tilting



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



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