



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

139 Parsonage Road, Amesbury  
Salisbury, SP4 7HU

£270,000 Freehold

A well presented 19th Century cottage situated close to Amesbury town centre on Parsonage Road. The property, which offers plenty of character, offers an entrance hallway, a lounge / dining room measuring 14'9" max x 11'10" max, a modern kitchen and a downstairs bathroom. On the first floor there are three double bedrooms. Outside there are gardens to the front and rear and an outbuilding which measures 12'1" max x 10'1" max. Being sold with no forward chain, call us now to request a viewing. EPC Rating C. Council Tax Band B



## Overview

- MODERNISED CHARACTER COTTAGE
- CLOSE TO AMESBURY TOWN CENTRE
- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- OUTBUILDING MEASURING 12'1" MAX X 10' MAX
- FRONT AND REAR GARDENS
- SOLD WITH NO CHAIN
- CALL US NOW TO REQUEST A VIEWING

### Entrance Hall

Door to front, staircase to first floor. door to living room.

### Lounge 14' 9" into recess x 11' 10" ( 4.50m into recess x 3.61m )

Double glazed window to front, understairs cupboard, radiator, door to hallway, door to kitchen.

### Kitchen 9' 5" x 7' 11" ( 2.87m x 2.41m )

Fitted kitchen with wall and base units. Double glazed window to rear, door to rear hallway. Stainless steel sink with drainer, space for washing machine, space for fridge/freezer, wall mounted gas boiler, radiator.

### Rear Hallway

Door to kitchen, door to bathroom, door to rear of property.

### Bedroom 1 17' 8" x 8' 9" ( 5.42m x 2.67m )

Double glazed window to front, features a fireplace surround, radiator.

### Bedroom 2 12' 2" x 8' 8" max ( 3.71m x 2.64m max )

Double glazed window to rear, radiator.

### Bedroom 3 8' 8" x 8' 7" ( 2.64m x 2.62m )

Double glazed window to rear, radiator.

### Bathroom

Double glazed window to rear, bath with mixer taps and shower above, wash hand basin, low level w.c. part tiled walls, radiator.

### Outbuilding 12' 1" x 10' ( 3.68m x 3.05m )

Door to front, Window to front in roof, 19th century "Copper" washer.

### Front Garden

Wooden fencing with gate to front, laid to lawn with pathway to front door.

### Rear Garden

The rear garden is open plan with a grassed area between the house and the outbuilding.

### Council Tax Band

Tax Band – B

Tenure – Freehold

### Agent Notes - Draft Copy of Particulars.

#### Sales Disclaimer (OVM)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.