



Connells

Earls Manor Court Earls Manor Court
Winterbourne Earls Salisbury

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for sale guide price
£270,000



Property Description

Offering to the market this two bedroom, over 55's house situated in the village of Winterbourne Earls near near Salisbury. The property benefits from a lounge, dining room, kitchen and shower room on the ground floor. The first floor has two double bedrooms and a bathroom on the first floor. To the rear is a private patio garden.

Winterbourne Earls is a village in Wiltshire, England. The village is in the Bourne valley on the A338 road, about 3.4 miles (5 km) northeast of Salisbury. The medieval city of Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.



Entrance Hall

Doors to shower room and lounge, stairs to first floor

Shower Room

Comprising of double shower cubicle, wash hand basin with mixer tap, WC

Lounge

19' 5" x 11' 5" (5.92m x 3.48m)

Electric fire with mantle and hearth, double doors to dining room, door to kitchen. Front aspect.

Dining Room

10' 6" x 9' 8" (3.20m x 2.95m)

Serving hatch, door to rear aspect.

Kitchen

13' 1" max x 8' 5" (3.99m max x 2.57m)

Comprising of wall and base units with work surfaces over, raised double oven, inset hob with extractor over, stainless steel sink drainer space for fridge freezer and washing machine, door to patio.

Landing

Stair lift

Bedroom One

12' 10" max x 13' 7" inc cupboard (3.91m max x 4.14m inc cupboard)

Four built in cupboard, over bed storage unit, front aspect.

Bedroom Two

15' 1" max x 11' 4" max (4.60m max x 3.45m max)

Four wardrobes, part vaulted ceiling, front aspect.

Bathroom

Comprising of panel enclosed bath with mixer tap and shower attachment, wall mounted wash hand basin, WC, storage cupboards

Outside

Patio

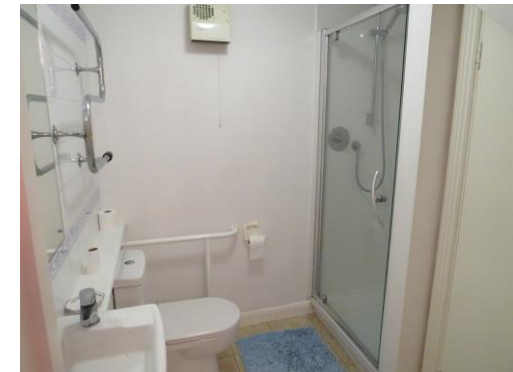
Private out door space consisting of a patio edged with fencing, climbers and planting.

Communal Gardens

Well maintained communal gardens with lawns and mature planting

Parking

Separate garage block







To view this property please contact Connells on

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46-50 Castle Street
Salisbury SP1 3TS

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307388

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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