



**Connells**

Earls Court Road  
Amesbury Salisbury





## Property Description

This attractive semi-detached cottage is located on the edge of the town centre within easy access of the shops. Much care has gone into the property making it ideal for the first time buyer or as a home from home. The walled garden is a small mews-style courtyard garden offering total privacy and is ideal for relaxing in the morning with a cup of coffee or evening glass of wine.

## Entrance Hall

Doors to lounge and kitchen.

## Lounge

13' x 11' ( 3.96m x 3.35m )

Fireplace, front aspect.

## Kitchen

13' max x 7' 5" max ( 3.96m max x 2.26m max )

Comprising a single drainer sink unit, range of wall and base units with work surfaces over, built in oven, inset hob unit with hood over, space for washing machine, further appliance space, stairs to first floor, front aspect.

## Rear Lobby

Access to garden.

## Shower Room

Comprising a shower cubicle with wash hand

basin and WC, tiled walls and tiled floor.

## Landing

### Bedroom One

13' x 9' 6" ( 3.96m x 2.90m )

Attractive fireplace, front aspect.

### Bedroom Two

9' 6" x 9' 5" ( 2.90m x 2.87m )

Front aspect.

## Outside

### Small Mews-Style Garden

Walled and offering total privacy this small garden has room for a bistro table and chairs... and plenty of garden pots! .

## Parking

In nearby streets.

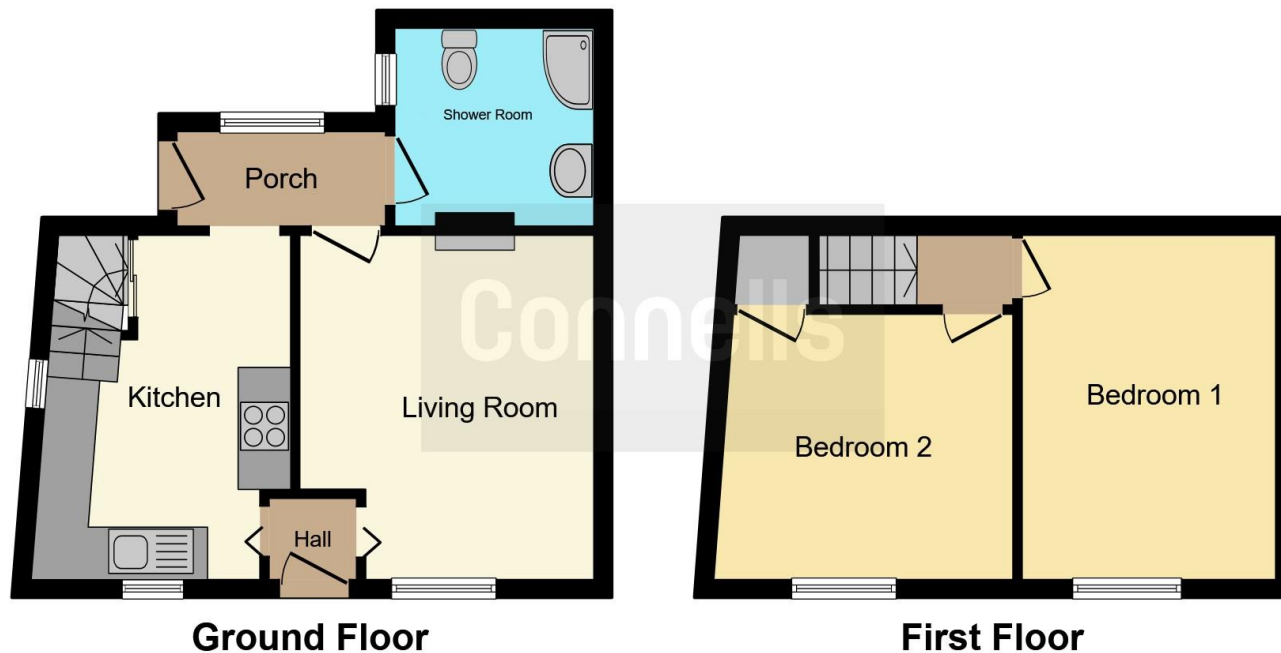












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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