



**Connells**

Oaklands Avenue  
Amesbury Salisbury





## Property Description

This brick and flint fronted three bedroom house is very well presented and is located minutes from the A303 and Salisbury. The property offers a car barn directly to the rear with a personal door allowing access to the lovely garden. There is no onward chain.

## Entrance Hall

Doors to cloakroom, lounge/ dining room and kitchen, stairs to first floor landing.

## Cloakroom

Comprising a WC and wash hand basin.

## Living Room

15' max x 14' 7" max ( 4.57m max x 4.45m max )

Rear aspect with French doors to garden, built in cupboard.

## Kitchen

8' 5" x 7' 8" ( 2.57m x 2.34m )

Comprising a single drainer sink unit with mixer taps, range of wall and base units with work surfaces overs, underlighting, built in oven, inset gas hob unit with hood over, space for washing machine, space for dishwasher, fridge freezer space, front aspect overlooking a green.

## Landing

Built in cupboard housing tank and boiler, access to loft space.

## Bedroom One

10' 9" x 8' 2" ( 3.28m x 2.49m )

Built in double wardrobe.

## Bedroom Two

10' x 8' ( 3.05m x 2.44m )

Rear aspect.

## Bedroom Three

7' 7" x 6' 5" ( 2.31m x 1.96m )

Rear aspect.

## Bathroom

Comprising a panel enclosed bath with wall mounted shower and glass screen, pedestal wash hand basin, WC.

## Outside

## Rear Garden

Being low maintenance the rear garden is of an irregular shape with a good sized patio area and stepping stone pathway leading to the door to the car barn.

## Car Barn

Directly to the rear and with a personal door to the garden.



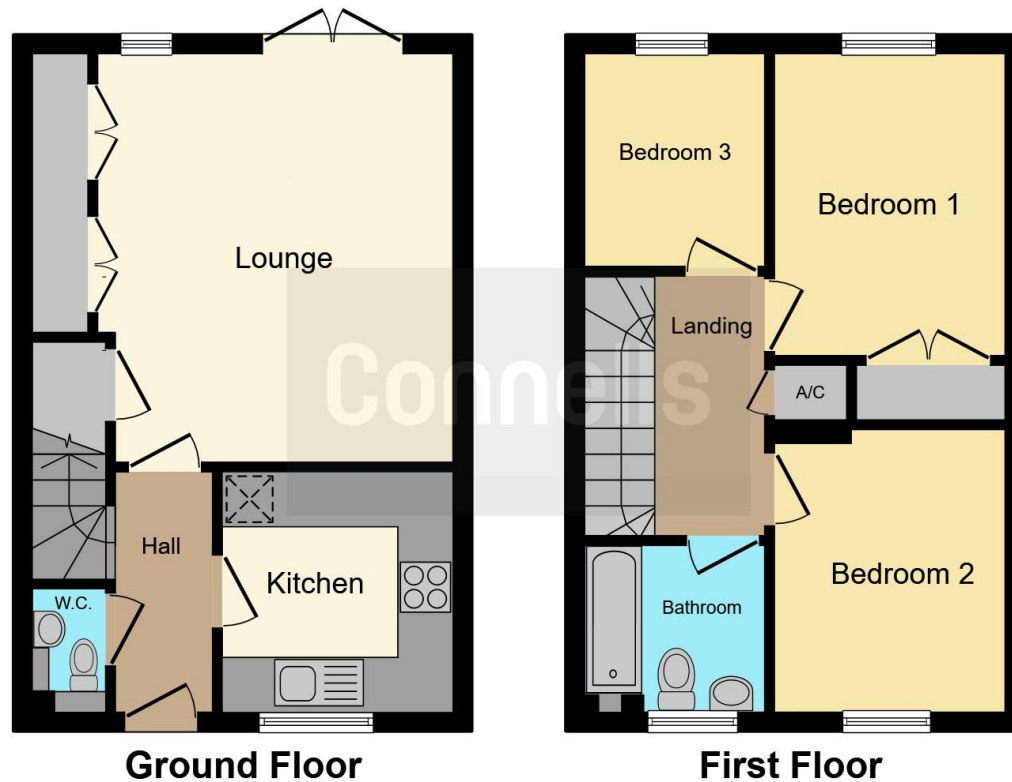












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**EPC Rating: C**

Tenure: Freehold

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