



Connells

Fern Cottage Cold Harbour
Amesbury Salisbury



Property Description

Being close to the town centre in a lovely non-estate location, this three storey character property offers flexible accommodation and is offered for sale with no chain. Featuring an ensuite to the main bedroom, a 15' kitchen/dining Room, 17' x 12 max snug basement and low maintenance cottage garden the property requires an internal viewing to be fully appreciated. There is also off road private parking for 3+ cars.

Entrance Hall

Doors to lounge and kitchen/dining room, further door to stairs down to basement, stairs to first floor landing, built in cupboard.

Lounge

13' 3" x 12' 11" max (4.04m x 3.94m max)
Feature fireplace, front aspect

Kitchen/ Dining Room

15' 2" x 8' (4.62m x 2.44m)
Comprising a single drainer sink unit with mixer taps, range of wall and base units with work surfaces over, built in oven, gas hob unit, appliance space, tiled floor, downlighters, rear aspect with door to garden.

Basement Snug/ Bedroom

17' 5" x 12' (5.31m x 3.66m)
Four wall light points, front aspect.

First Floor Landing

Latch doors to rooms.

Master Bedroom

11' 3" x 9' (3.43m x 2.74m)
Front aspect.

Ensuite

Comprising a shower cubicle, pedestal wash hand basin and WC, heated towel rail.

Bedroom Two

10' x 8' 5" (3.05m x 2.57m)
Size incorporates built in over stairs cupboard.

Bedroom Three/ Four

9' max x 7' 3" max (2.74m max x 2.21m max)
L-shaped with size incorporating a fitted wardrobe, vanity wash hand basin, rear aspect.

Bathroom

Comprising a panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin and WC, heated chrome towel rail, downlighter spots, dual aspect.

Outside

Walled Garden

Low maintenance and laid to patio with gated rear access leading to parking area.

Utility Outbuilding

9' 3" x 4' 9" (2.82m x 1.45m)

With power and light and space for washing machine and tumble drier.

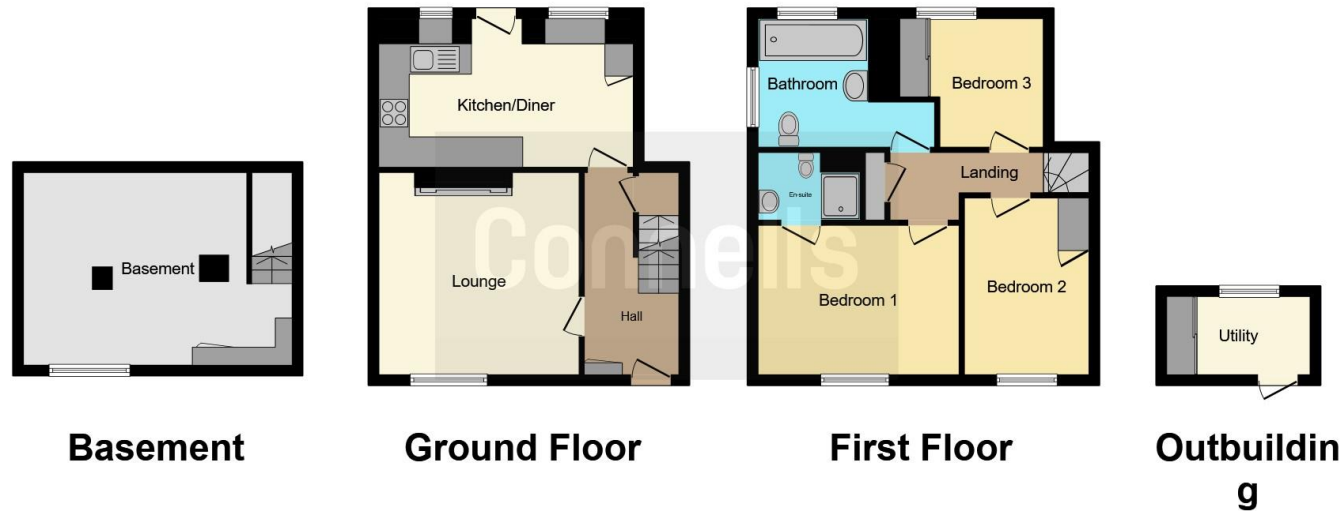
Private Parking

For three plus cars.









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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