



Connells

Simmance Way
Amesbury Salisbury



Property Description

A lovely end terraced two bedroom house offering good privacy to the rear and being located in a prime area. The property is offered with no chain and is also minutes from Salisbury and the A303. No Chain.

Entrance Hall

13' 7" max x 12' 4" max (4.14m max x 3.76m max)

Stairs to first floor landing, access to lounge and kitchen.

Lounge

13' 7" max x 12' 4" max (4.14m max x 3.76m max)

Double aspect, built in cupboard.

Conservatory

12' 5" x 7' 6" (3.78m x 2.29m)

French doors to garden.

Kitchen

8' x 7' (2.44m x 2.13m)

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

Landing

Access to loft space.

Loft Space

With ladder, power and light and boarding.

Bedroom One

10' x 9' 3" (3.05m x 2.82m)

Built in cupboard, fitted bedroom furniture, front aspect.

Bedroom Two

11' 5" x 7' max (3.48m x 2.13m max)

Rear aspect.

Refitted Shower Room

Comprising a triple shower cubicle, wash hand basin set on vanity unit, WC with concealed cistern. display niches, downlighter spots.

Outside

Rear Garden

A cottage-style garden offering excellent privacy and needing little maintenance. Features include a timber shed, workshop, external water supply and side access,

Two Bay Parking

Directly to the front









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

T 01980 622 662
E amesbury@connells.co.uk

Unit 3 23 Salisbury Street AMESBURY
 SALISBURY SP4 7AW

EPC Rating: D

view this property online connells.co.uk/Property/ABY307923

Tenure: Freehold



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