



Connells

Barnard Field
Amesbury Salisbury

Barnard Field Amesbury Salisbury SP4 7FE

for sale
£325,000



Property Description

Barnard Field is also a road of mainly detached houses and this cottage-style house would ideally suit the discerning first time buyer or mature buyer wanting to live in a prime location. Rather than having a garage at the end of the garden and being on a footpath this wider house also features an adjacent garage and driveway.

Entrance Hall

Return staircase to first floor landing, access to cloakroom, lounge and kitchen/dining room, stripped wood effect floor.

Cloakroom

Comprising a wash hand basin and WC.

Lounge

13' x 10' 7" (3.96m x 3.23m)

Lovely aspect to front.

Kitchen/ Dining Room

20' x 7' 2" (6.10m x 2.18m)

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 with concealed hood over, built in and concealed dishwasher, built in and concealed fridge and freezer, space for washing machine, tiled floor, rear aspect with door to garden.

Dining Area

French doors to rear garden, tiled floor.

Landing

Built in cupboard, access to loft.

Bedroom One

10' 8" x 10' 4" (3.25m x 3.15m)

Size incorporates built in double wardrobe, rear aspect.

Bedroom Two

10' 8" x 9' 6" (3.25m x 2.90m)

Lovely view to front.

Bedroom Three

9' x 6' 2" (2.74m x 1.88m)

Rear aspect.

Bathroom

Comprising a panel enclosed bath with built in shower large rainwater style head, wash hand basin set on vanity unit, WC with concealed cistern, stylish tiled surrounds and floor.

Outside

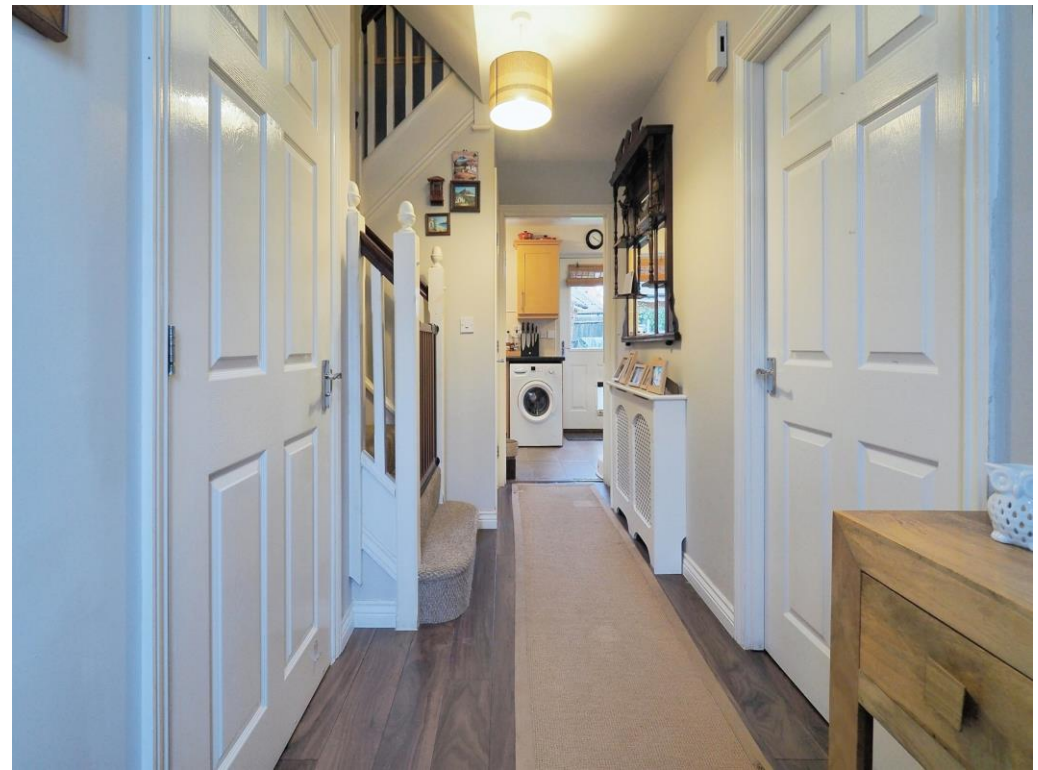
Rear Garden

Cottage in style with a shaped lawn area and

stepping stone pathway leading to a private bistro area with raised decking. There is also a patio, twin courtesy lighting, external power supply and gated side access.

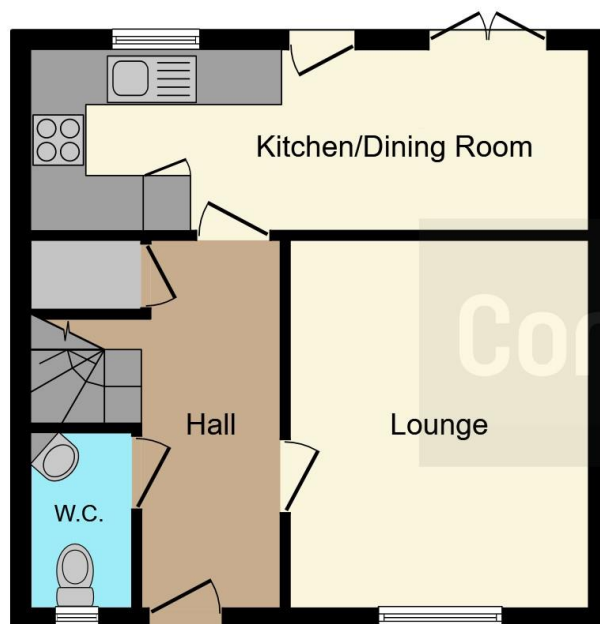
Detached Garage

To the side with private driveway for two cars.

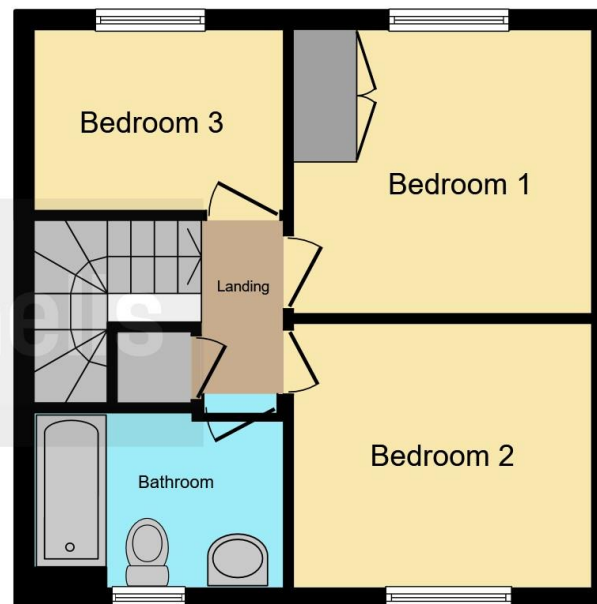








Ground Floor



First Floor

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/ABY308066



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ABY308066 - 0004