



**Connells**

Kitchener Road  
Amesbury Salisbury



## Property Description

A detached Woolaway bungalow situated within this popular road close to the town centre and local shops. To the left hand side of the property is a very private walled garden. The property is of non-standard construction.

## Entrance Porch

## Entrance Hall

## Living Room

20' x 11' ( 6.10m x 3.35m )

Triple aspect, two wall light points..

## Dining Room/ Bedroom Two

10' 9" x 9' ( 3.28m x 2.74m )

This was originally a bedroom and could be reinstated as such.

## Kitchen/ Breakfast Area

12' 6" max x 6' extending to 7' 7" max ( 3.81m max x 1.83m extending to 2.31m max )

Comprising a single drainer sink unit, range of attractive wall and base units, breakfast bar, appliance space, rear aspect with door to garden.

## Bedroom One

11' x 11' ( 3.35m x 3.35m )

Size incorporates built in wardrobes.

## Bedroom Three

9' x 7' ( 2.74m x 2.13m )

Rear aspect.

## Wet Room

Comprising a wet room style shower, pedestal wash hand basin and WC. Heated towel rail.

## Garden Room

14' 6" x 11' 8" ( 4.42m x 3.56m )

Accessed from the front or through the utility/workshop this room has French doors opening out onto the garden.

## Utility Area/ Workshop

11' 6" x 11' ( 3.51m x 3.35m )

With space for washing machine and with further utility space, large work bench.

## Outside

## Walled Garden

Offering excellent privacy with a large patio area and mature shrub borders, Gated access to front.

## Front Garden

A wrap-around corner plot garden which is laid to lawn and with patio area and pergola. A gate leads to the walled garden.

## Driveway

## Agents Note-

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."









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EPC Rating: F    Council Tax  
Band: C

Tenure: Freehold

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