



**Connells**

Kitchener Road  
Amesbury Salisbury



# Kitchener Road Amesbury Salisbury SP4 7AD

for sale offers in excess of  
**£270,000**



## 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."













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](http://www.focalagent.com)

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**T 01980 622 662**  
**E [amesbury@connells.co.uk](mailto:amesbury@connells.co.uk)**

Unit 3 23 Salisbury Street AMESBURY  
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EPC Rating: F Council Tax  
 Band: C

Tenure: Freehold

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