



16 Holloway Close, Amesbury Salisbury SP4 7DF

welcome to

Holloway Close, Amesbury Salisbury

Persimmon Homes built spacious four bedroom town house located in the sought after Archers Gate development. With lounge room, open plan kitchen/dining area with utility and cloakroom to the ground floor. Three bedrooms and bathroom on the first and master suite on the second floor.



Entrance Hall

Tiled flooring, access to kitchen/diner, lounge and downstairs cloakroom, stairs rising to the first floor

Downstairs Cloakroom

Tiled flooring, under stairs storage cupboard, wash hand basin and W.C.

Lounge

Irregular Shaped Room 20' 8" x 14' (6.30m x 4.27m)
Carpet flooring, radiator, plantation shutters and French doors leading to the garden

Kitchen/diner

20' 6" x 9' (6.25m x 2.74m)
Double glazed window to the front and side. Tiled and laminate flooring, Howdens Fitted kitchen with Rangemaster cooker, extractor fan, built in dishwasher, washing machine extra storage bench and utility space

Landing

Carpet, Radiator, airing cupboard with boiler

Bedroom Four

9' 5" x 9' 1" (2.87m x 2.77m)
Double glazed window to the side, radiator and carpet

Bedroom Three

10' 5" x 9' 5" (3.17m x 2.87m)
Double glazed window to the side, French doors with Juliet balcony to the front, carpet and radiator

Bedroom Two

11' 9" x 10' 1" (3.58m x 3.07m)
Double glazed French doors with Juliet balcony to the front. Carpet and radiator

Family Bathroom

Double glazed window to the rear. Four piece bathroom suite comprising of separate shower cubicle and bath, wash hand basin heated towel rail and W.C.

Principle Suite

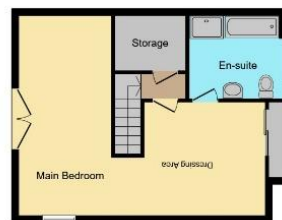
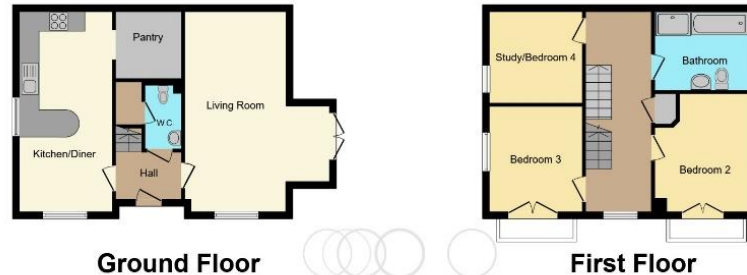
24' 8" Max x 20' 1" Max (7.52m Max x 6.12m Max)
Double glazed window to the front and French doors with Juliet balcony to the side. Dressing area with built-in wardrobes, leading to main bedroom area and En-suite. Carpeted flooring and three radiators

Rear Garden

Landscaped garden with lawn area and decked entertaining area leading down to the drive way

Garage And Driveway

Gated driveway with parking for 4/5 cars and clear access zone marked out



Second Floor

Total floor area 151.8 m² (1,634 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online fox-and-sons.co.uk/Property/AME104418



welcome to

Holloway Close, Amesbury Salisbury

- FOUR BEDROOM TOWN HOUSE
- GATED DRIVEWAY AND GARAGE
- LANDSCAPED GARDENS
- KITCHEN DINER
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: C

£425,000



view this property online fox-and-sons.co.uk/Property/AME104418

Please note the marker reflects the postcode not the actual property



Property Ref:
AME104418 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01980 624155



Amesbury@fox-and-sons.co.uk



49 Salisbury Street, Amesbury, SALISBURY,
Wiltshire, SP4 7AW



fox-and-sons.co.uk