



6 Hunter Close, Amesbury SALISBURY SP4 7YS

welcome to

Hunter Close, Amesbury SALISBURY

We are delighted to offer spacious living in this beautifully presented modern family home. Conveniently situated in the historic town of Amesbury. Nearby is the A303, Greatley and Andover Train Stations with links to London (Waterloo). NO ONWARD CHAIN!



Entrance Hall

Tiled flooring. Radiator. Under stairs storage. Door to downstairs cloakroom.

Lounge/Dining Room

17' 2" x 17' 2" (5.23m x 5.23m)

Carpeted flooring. Double glazed French doors to the rear aspect. Two radiators.

Kitchen

11' 10" x 10' 6" (3.61m x 3.20m)

Double glazed window to the front aspect. Tiled flooring. Granite worktops. Electric induction hob, Built in oven. Bosch extractor fan. Built in appliances.

Utility Area

7' 1" x 6' 1" (2.16m x 1.85m)

Tiled flooring. Space for washing machine and tumble dryer. Boiler. Door to the side aspect.

Landing

Carpeted flooring. Radiator. Loft hatch with steps. Half boarded. Insulated. Airing cupboard.

Bedroom One

15' 3" x 9' 1" (4.65m x 2.77m)

Carpeted flooring. Fitted wardrobes with shelving. Radiator. Double glazed window to the front aspect. Door to the en-suite.

En Suite

Vinyl flooring. Shower cubicle. Vanity unit. WC. Heated towel rail.

Bedroom Two

15' 7" max x 9' 4" max (4.75m max x 2.84m max)

Carpeted flooring. Triple Wardrobes. Double glazed window to the rear aspect. Radiator.

Bedroom Three

12' 1" x 8' 2" (3.68m x 2.49m)

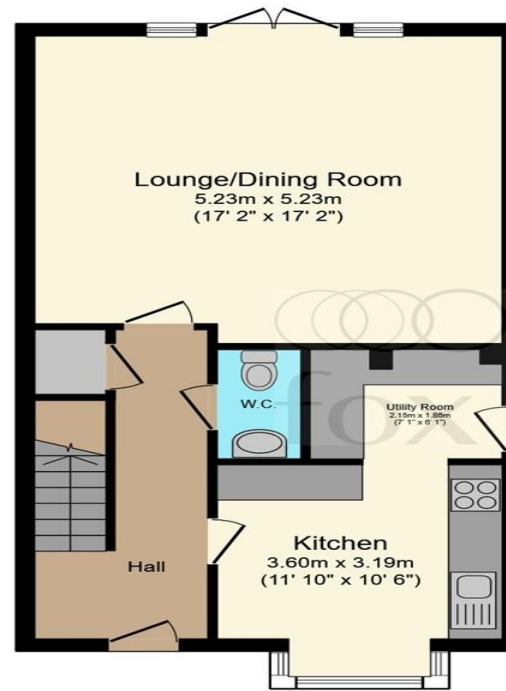
Carpeted flooring. Built in wardrobe. Double glazed window to the rear aspect. Radiator.

Bathroom

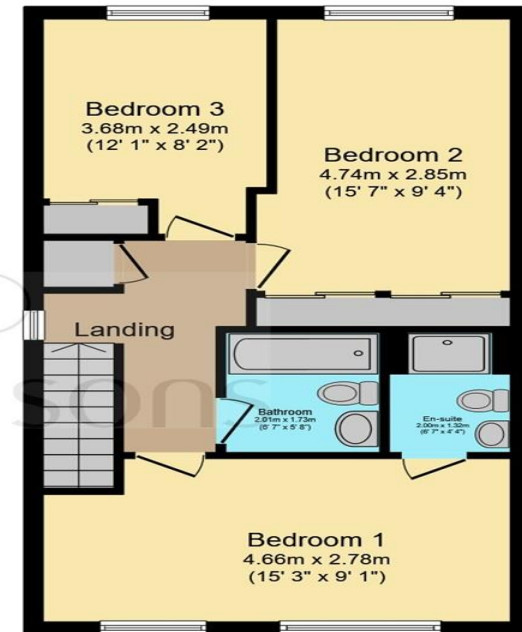
Vinyl flooring. Heated towel rail. Bath, shower, WC, vanity unit.

Rear Garden

Garden laid to lawn. Patio



Ground Floor



First Floor

Total floor area 108.2 m² (1,165 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.



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welcome to

Hunter Close, Amesbury SALISBURY

- Detached Property, No Onward Chain
- Enclosed Garden
- Granite Workshops
- Convenient to A303
- Local Shops nearby

Tenure: Freehold EPC Rating: B

offers over

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AME105237 - 0011

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.

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