



124 Shears Drive, Amesbury Salisbury SP4 7XY

welcome to

Shears Drive, Amesbury Salisbury

* VIEWING IS A MUST * A beautifully presented, three-bedroom, end of terrace property conveniently located on the Archers Gate development. Within walking distance of two local schools, a selection of local shops and a family pub. Access to A303 for commuters and public transport links.



Entrance Hall

Laminate Flooring, Doors to the dining room and downstairs cloakroom.

Downstairs Cloakroom

Carpeted flooring. wc, wash hand basin.

Dining Room

9' 7" x 9' 9" (2.92m x 2.97m)

Laminate Flooring. Double glazed rear aspect window. Door to the kitchen and to the back of the property. Radiator.

Lounge

15' x 10' 4" (4.57m x 3.15m)

Laminate Flooring. Double glazed bay window to the side aspect. Double glazed window to the front aspect. Double glazed French doors to the garden. Door to the dining room.

Kitchen

11' 9" x 7' 7" (3.58m x 2.31m)

Double glazed front aspect window. Vinyl flooring. Built in oven, gas hob and extractor fan. Space for dishwasher, washing machine and fridge freezer.

First Floor Landing

Carpeted flooring. Radiator. Doors to the three bedrooms and bathroom. Hatch to roof space.

Bedroom One

15' x 9' 1" (4.57m x 2.77m)

Carpeted flooring. Radiator. Double glazed windows to the front and rear aspects. Built in wardrobe.

Bedroom Two

15' max x 7' 7" max (4.57m max x 2.31m max)

Carpeted flooring. Radiator. Double glazed window to the front aspect.

Bedroom Three

7' 8" x 6' 8" (2.34m x 2.03m)

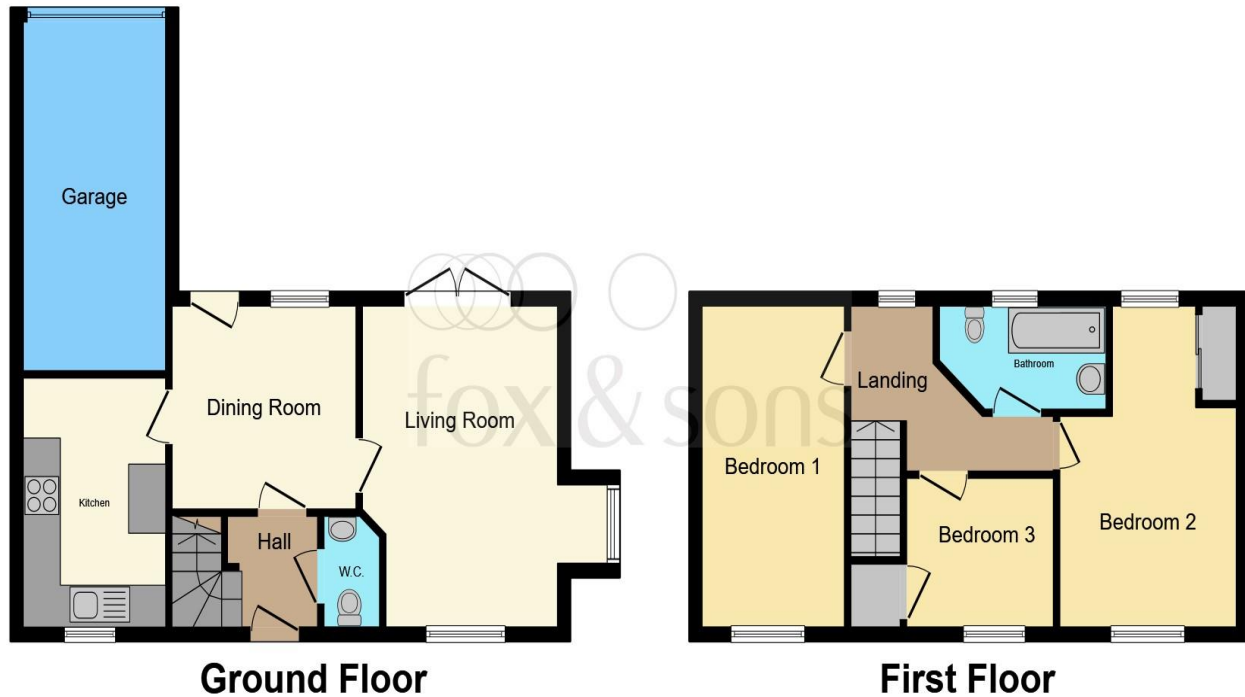
Carpeted flooring. Radiator. Double glazed window to the front aspect.

Bathroom

Refitted. Tiled flooring, half tiled walls. Side aspect window. Bath/shower, wc, wash hand basin. Heated towel rail.

Outside

Gated rear garden laid to lawn with patio area. Private driveway. Garage. (Quarterly charge).



Total floor area 89.6 m² (964 sq.ft.) approx

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



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welcome to

Shears Drive, Amesbury Salisbury

- End of Terrace
- Three Bedrooms
- Private Enclosed Rear Garden
- Access to Amenities and Commuter Routes
- Local Schools, Walks and Parks

Tenure: Freehold EPC Rating: C

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AME105256 - 0013

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