



109 Simmance Way, Amesbury Salisbury SP4 7TB

welcome to

Simmance Way, Amesbury Salisbury

Three bedroom detached house located in Amesbury featuring; cloakroom, two reception rooms, kitchen, three bedroom, the main bedroom with en-suite, family bathroom, full gas central heating. Off road parking with garage, front and rear garden.



Front Garden

Laid to lawn garden to the front.

Entrance Hallway

The property is entered through the front door into the entrance hallway which has carpet flooring, radiator, storage cupboard, stairs rising to the first floor and doors into;

Downstairs Cloakroom

Wash hand basin, radiator and W/C.

Kitchen

10' x 8' 1" (3.05m x 2.46m)

Double glazed window to the front aspect, door to the side allowing access to the driveway, fitted wall and base matching units and space for appliances.

Dining Room

10' x 8' 6" (3.05m x 2.59m)

Double glazed window to the rear aspect and radiator.

Living Room

20' 3" max x 9' 1" (6.17m max x 2.77m)

Double glazed bay window to the front aspect, patio doors to the rear aspect allowing access to the rear garden, carpet flooring, two radiators, Adam style coal effect gas fire.

Landing

Carpet flooring, airing cupboard which contains access to boiler, water tank and heating controls and doors to;

Bedroom One

17' 2" max x 10' 2" max (5.23m max x 3.10m max)

Double glazed dual aspect window, carpet flooring, two radiators and door into en-suite.

En-Suite

Shower cubicle, wash hand basin, W/C, and towel radiator.

Bedroom Two

10' 1" x 8' 3" (3.07m x 2.51m)

Double glazed window rear aspect, radiator and carpet flooring.

Bedroom Three

10' 1" x 8' 5" (3.07m x 2.57m)

Double glazed window to the front aspect, radiator and carpet flooring.

Bathroom

Double glazed window to the front aspect, bath with overhead shower, wash hand basin, radiator and W/C.

Rear Garden

Large rear garden with laid to lawn, patio areas with fruit trees shed and side gate to access front for the driveway and the garage.

Parking

Driveway to front of garage.

Garage

Single garage with power and up and over doors.

Agent Note

Full gas central heating.



Ground Floor

First Floor

Total floor area 85.4 sq.m. (920 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings a purpose and do not form any part of an agreement. No liability is taken for any error or mis-st

view this property online fox-and-sons.co.uk/Property/AME104810



approximate. They should not be relied upon for any must rely on their own inspections.

welcome to

Simrance Way, Amesbury Salisbury

- THREE BEDROOM
- DETACHED HOUSE
- MAIN BEDROOM WITH EN-SUITE
- TWO RECEPTION ROOMS
- GOOD SIZED REAR GARDEN

Tenure: Freehold EPC Rating: D

offers over

£360,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/AME104810



Property Ref:
AME104810 - 0009

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



01980 624155



Amesbury@fox-and-sons.co.uk



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



fox-and-sons.co.uk