



17 John Gay Road, Amesbury Salisbury SP4 7NN

welcome to

John Gay Road, Amesbury Salisbury

INVESTMENT OR RENOVATION PROJECT!

This three-bedroom mid terrace property is a must see for any diy enthusiast or investor. Close to local amenities, schools and the A303. Book now



Entrance Hall

laminated flooring, radiator, front aspect double glazed window

Lounge

Irregular Shaped Room 17' 7" 0 x 13' 2" 0 (5.36m 0 x 4.01m)
front aspect double glazed window, French door leading to the back garden, space for log burner

Kitchen

10' 7" x 11' 7" (3.23m x 3.53m)
Lino flooring, extractor fan, radiator, brand new combi boiler

Landing

Radiator, front aspect double glazed window

Bedroom One

12' 2" 6 x 11' 8" 1 (3.71m 6 x 3.56m 1)
Rear aspect double glazed window, radiator

Bedroom Two

11' 7" 6 x 11' 9" 5 (3.53m 6 x 3.58m 5)
Rear aspect double glazed window, hatch to attic, radiator

Bedroom Three

8' 8" 1 x 8' 1" 0 (2.64m 1 x 2.46m 0)
Radiator, front aspect double glazed window

Rear Garden

Large rear garden with out building



Ground Floor

First Floor

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



view this property online fox-and-sons.co.uk/Property/AME105347



welcome to

John Gay Road, Amesbury Salisbury

- THREE BEDROOM NID TERRACE
- LARGE REAR GARDEN
- RENOVATION PROJECT
- COUNCIL TAX BAND C
- CLOSE TO SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: C

£220,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/AME105347



Property Ref:
AME105347 - 0003

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, Wiltshire, SP4 7AW



fox-and-sons.co.uk