



# 2 Bourne View, Allington SALISBURY SP4 0AA



## welcome to

## **Bourne View, Allington SALISBURY**

Four-bedroom semi-detached property in the beautiful village of Allington. Offering a plethora of living/dining space with three bedrooms and family bathroom on first floor and spacious lounge kitchen dining area and master suite.













#### **Entrance Hall**

laminated flooring, storage area and radiator. Stairs leading to the first floor

#### Lounge

25' 8" x 10' 8" ( 7.82m x 3.25m ) Laminated flooring, two radiators, storage cupboard, built-in units, front aspect window, log burner

#### Kitchen

13' 3" x 13' (4.04m x 3.96m) Tiled flooring, electric range style cooker, extractor hood, integrated dishwasher

#### **Utility Room**

8' 6" x 5' 3" (  $2.59m \times 1.60m$  ) Tiled flooring, boiler, space for washing machine and tumble dryer, door to garden access to jack and jill bathroom

#### **Ground Floor Bedroom One**

18' 9" x 11' 2" ( 5.71m x 3.40m ) Carpet, radiator, walk-in wardrobe, side aspect window double glazed, access to en-suite

#### En-Suite

Tiled flooring, heated towel rail, shower, w/c, vanity with sink and storage

#### Landing

Carpet, radiator

#### **Bedroom Two**

10' 8" x 12' 8" ( 3.25m x 3.86m ) Front aspect window double glazed, built-in wardrobes and cupboards

#### **Bedroom Three**

10' 3" x 10' 8" ( $3.12m\ x\ 3.25m$ ) Carpet, radiator, built-in wardrobes, built-in double-glazed window

#### **Bedroom Four**

10' 5" x 7' (3.17m x 2.13m ) Laminate flooring, radiator, built-in storage front aspect double glazed window

#### **Family Bathroom**

Bath/Shower, vanity with sink, w/c, laminate flooring, heated towel rail, side aspect double glazed window

#### Front Garden

Laid to lawn and driveway

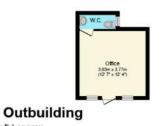
### Rear Garden

Raised rear garden with summer house containing its own bathroom, entertaining area.





First Floo



Total floor area 148.3 sq.m. (1,596 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 mes-statement. All parties must rely on their own inspections.



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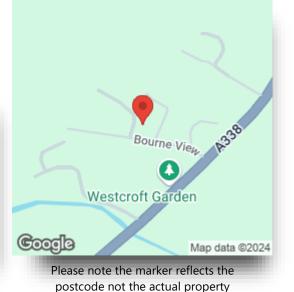
- Semi-Detached Family Home
- Four Bedrooms
- Close to A303
- Master with En-Suite and Walk-In Wardrobe
- Village Location

Tenure: Freehold EPC Rating: C

# £390,000







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Property Ref: AME105433 - 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.

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