









# welcome to

# Pain's Way, Amesbury SALISBURY

SHARED OWNERSHIP Two-bedroom mid terrace home in Amesbury - \*First Time Buyers Only\*.

## Book Now To View!













#### **Entrance Porch**

Tiled flooring, dual aspect double glazed windows.

#### Lounge

15' 4" x 12' 8" ( 4.67m x 3.86m ) Laminate flooring, front aspect double glazed window, radiator.

#### Kitchen

12' 8" x 9' 3" ( 3.86m x 2.82m )

Refitted lower and upper cabinets, tiled flooring, rear aspect double glazed window and door to the rear garden.

### Landing

Carpet, hatch to attic.

#### **Bedroom One**

12' 8" x 9' 5" ( 3.86m x 2.87m )

Carpet, radiator, rear aspect double glazed window, built- in wardrobe.

#### **Bedroom Two**

12' 8" x 7' 5" ( 3.86m x 2.26m ) Carpet, radiator.

#### **Bathroom**

Renovated to a high standard, tiled flooring, sink with vanity, bath with rain shower and separate attachment, heated towel rail.

#### **Rear Garden**

Laid to lawn with patio area, shed, and step leading down to rear gate.

## **Agents Notes**

The rental charge on the remaining 75 per cent is £334.33 per calendar month.

Lease charge is £40 for Notice of Assignment and Notice of Charge. No other charges are levied under the lease.



Total floor area 60.1 m² (647 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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## Pain's Way, Amesbury SALISBURY

- Two Bedroom Mid Terrace.
- Approx. 647 sq.ft.
- Tax Band B.
- Close to Amenities and Public Transport.
- First Time Buyers.

### Tenure: Leasehold EPC Rating: C

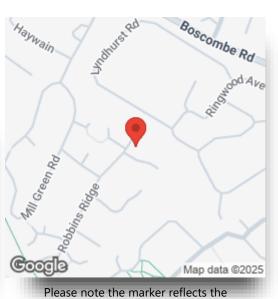
This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £66,250









postcode not the actual property

view this property online fox-and-sons.co.uk/Property/AME105588



Property Ref: AME105588 - 0006 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 quidance 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.

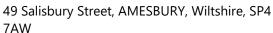


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