



Fairwinds 8 Edwards Road, Amesbury Salisbury SP4 7LT

welcome to

Fairwinds Edwards Road, Amesbury Salisbury

We are delighted to bring to the market this three-bedroom detached chalet bungalow, located in Amesbury.

This property is being sold with No Onward Chain



Front Garden

Parking for two vehicles and a green space

Entrance Hall

Carpet, radiator

Lounge

Irregular Shaped Room 22' 3" x 12' 1" (6.78m x 3.68m)

Carpet, dual aspect double glazed windows, two radiators

Dining Room

9' 9" x 12' 2" (2.97m x 3.71m)

Carpet, radiator, fireplace, side aspect double glazed window

Kitchen/Diner

Irregular Shaped Room 11' 9" x 9' 9" (3.58m x 2.97m)

Rear aspect double glazed window, vinyl flooring, fire place, electric cooker, space for white goods, radiator, larder with boiler, back door to porch area

Study

Irregular Shaped Room 11' 9" x 9' 9" (3.58m x 2.97m)

Carpet, rear aspect double glazed window, radiator

En-Suite

Separate shower room and we/ac, front aspect double glazed window, cork flooring

Bathroom

Wet room style, shower, w/c and sink, front aspect double glazed window and airing cupboard

Bedroom One

9' 9" x 9' 6" (2.97m x 2.90m)

Carpet, radiator, front aspect double glazed window, built-in wardrobes

Landing

Carpet, radiator and two storage areas

Bedroom Two

Irregular Shaped Room 12' 5" x 10' 2" (3.78m x 3.10m)

Carpet, radiator, skylight, built-in storage and eve

storage

Bedroom Three

9' 9" x 9' 6" (2.97m x 2.90m)

Carpet, rear aspect double glazed window, built-in storage

Porch

7' 6" x 7' 8" (2.29m x 2.34m)

Vinyl flooring, dual aspect windows, storage cupboard, door to garden

Rear Garden

Laid to lawn with flower beds, two sheds and a greenhouse

Agents Notes

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



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welcome to

Fairwinds Edwards Road, Amesbury Salisbury

- Three Bedroom Chalet Bungalow
- APPROX 1,223 SQ.FT.
- Tax Band D
- Close to Schools
- Closed to Amenities

Tenure: Freehold EPC Rating: E
Council Tax Band: D



£335,000

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 www.focalagent.com



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AME105621 - 0010

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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