



28 Pinckneys Way, Durrington, Amesbury, Wiltshire, SP4 8BU

Jordan &
Mason

28 Pinckneys Way, Durrington, Amesbury, Wiltshire, SP4 8BU

£240,000 Freehold

Brief Property Description

The property is a classic two-bedroom staggered terraced house which is believed to have been built in the 1980s with red brick elevations under a concrete interlocking tiled roof. Internally the accommodation has a generous sitting room, entrance porch, kitchen/dining room with access to rear garden, generous principal bedroom, bedroom two and separate bathroom. The property has electric heating, PVCu double glazing and an upgraded electrical system.

The Location and nearby Facilities

The property is situated within the heart of this large and well served village which has a considerable number of local amenity. These include a choice of shops, public houses, working men's social club, library, petrol station, primary school, secondary school, swimming pool, various takeaway outlets, cafe and public transport. The property itself is within level walking distance of a number of these amenities and will be that well suited to those seeking convenient access and nearby facility.

Entrance Porch 5' 8" x 4' 2" (1.735m x 1.27m)

PVCu obscure double glazed front door and window, coat hooks, doorway leads to entrance vestibule.

Entrance Vestibule 4' 11" x 4' 0" (1.49m x 1.23m)

Staircase leads to 1st floor landing, cupboard housing electric consumer unit and smart meter, electric panel radiator, panel style door leads to sitting room.

Sitting Room 14' 0" x 10' 8" (4.277m x 3.24m)

PVCu bow window with aspect to front, small pain glazed door leads to kitchen, electric panel radiator.

Kitchen/Breakfast Room 13' 11" x 8' 7" (4.24m x 2.61m)

Measurement includes a fitted kitchen to comprise Shaker style base and wall mounted cupboards, contrasting granite effect rolled edge worktops with integrated four ring electric hob and oven below, single bowl single drainer sink unit with monobloc mixer tap, appliance space and plumbing for washing machine and fridge, PVCu double glazed window and obscure glazed door give aspect and access to rear garden, under stairs storage cupboard.

Bedroom One 10' 10" x 10' 8" (3.30m x 3.26m)

A generous principal bedroom with PVCu double glazed window to front aspect, over stairs storage cupboard, panel style door to landing.



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Bedroom Two 8' 8" x 5' 0" (2.65m x 1.53m)

Bathroom 8' 6" x 6' 0" (2.58m x 1.83m)

A three-piece suite of side panelled bath, low-level flush WC, pedestal hand wash basin, obscure PVCu double glazed window.

Outside

The front garden has a good length and areas of lawn and path leads to front door. The rear garden has an area of patio, lawn and timber shed which needs replacement/refurbishment. A rear gate gives access to allocated parking.

Allocated parking

We are advised there is one allocated off-road parking space with additional visitors spaces. (verification required)



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Postcode;
SP4 8BU

GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.

Directional note:

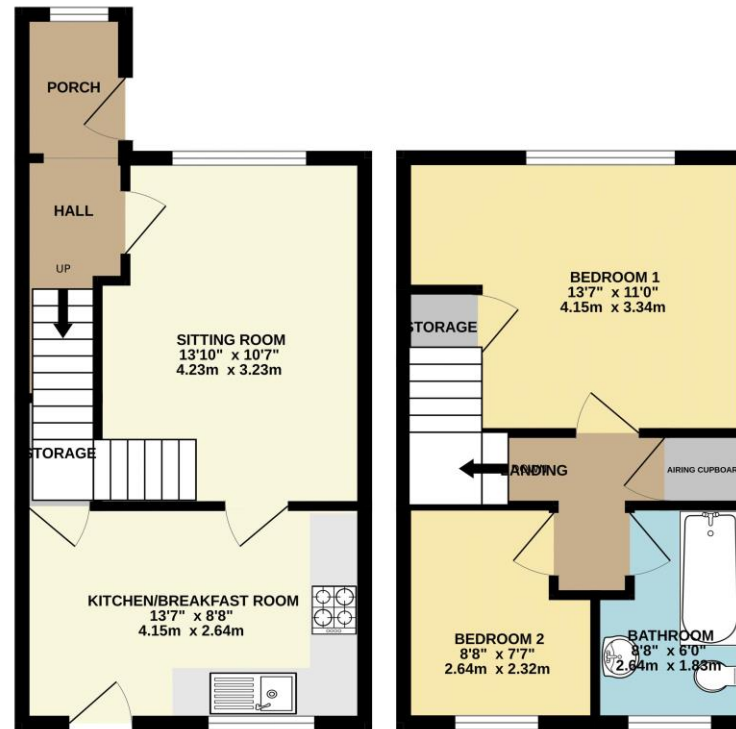
From the Countess roundabout situated on the A303 continue in northerly direction along Countess Road to the Stonehenge roundabout. Take the third exit onto Larkhill Road and immediately after turn left onto Stonehenge Road. Continue on this road for around 200 yards and turn left into Pinckneys Way. Follow the road round to the right continuing through Pinckneys Way and the property will be found on the righthand side.

Council Tax Band:

C

Property reference:

00003438



TOTAL FLOOR AREA : 637 sq.ft. (59.1 sq.m.) approx.
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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)