



20 PENNY LANE, AMESBURY, SALISBURY, WILTSHIRE SP4 7FQ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



**20 PENNY LANE, AMESBURY, SALISBURY, WILTSHIRE SP4 7FQ
PRICE GUIDE £365,000**

Completed in 2011, 20 Penny Lane is a former Bloor Homes show house located on the outer edge of the Archers Gate housing development. The property is a detached double fronted family home forming part of an attractive street scene with a railed and landscaped frontage and a large attractive landscaped garden. 20 Penny Lane is centrally heated via a mains gas fired boiler to radiators, is fully double glazed with all the windows on the front elevation fitted with plantation blinds and is offered for sale in extremely good order.

The ground floor benefits from a large central hallway, a generous double aspect sitting room with a feature fireplace and French doors opening out onto the patio and an equally large double aspect kitchen/dining room with an excellent range of units, generous work surface areas, fitted appliances, ceramic tiled floor and access to the garden. The first floor has a full galleried landing which is light and airy with a window overlooking the rear garden, there is master bedroom with full en suite shower room, two further double bedrooms and a large single bedroom.

As well as on street residents only parking there is an entrance leading to the rear with access to a double garage, two parking spaces and rear pedestrian access to the garden.

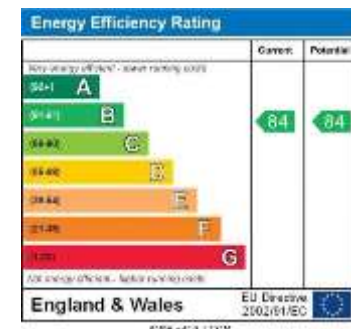
Amesbury lies approximately 10 miles to the north of the cathedral city of Salisbury, just to the south of the A303 and easily accessible for Basingstoke, Reading and London, as well as being on the main route to Devon and Cornwall. The town itself has a variety of shops including two supermarkets (Tesco and Co-Op), butcher, greengrocer, baker, leisure centre and medical facilities. The attractive cathedral city of Salisbury has a more extensive range of shopping, educational and leisure facilities including the theatre, arts centre and a thriving twice weekly market. Schools include two excellent independent grammar schools as well as a variety of state and private, primary and secondary schools. Salisbury has a mainline railway station serving London Waterloo, (journey time 90 minutes) and the West Country.



PRODUCED FOR BAXTERS 2019
This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through outboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



STREET VIEW



TENURE AND SERVICES: Freehold. Local Authority; Wiltshire Council. Council Tax Band E; 2,351.44 for year 2020/2021. All mains services connected. Gas central heating. Fully double glazed.

DIRECTIONS: From the cathedral city of Salisbury proceed in a northerly direction along the A345 following the signs towards Amesbury. As you approach the outskirts of Amesbury you will see the development of Archers Gate on the right hand side. At the mini roundabout take the second exit signposted Boscombe, Amesbury East and Solstice Park. Follow the road continue across the first roundabout and take the first exit at the next roundabout into Penny Lane. Number 20 will be identified for sale on the right hand side by the Baxters FOR SALE sign

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref. 10535