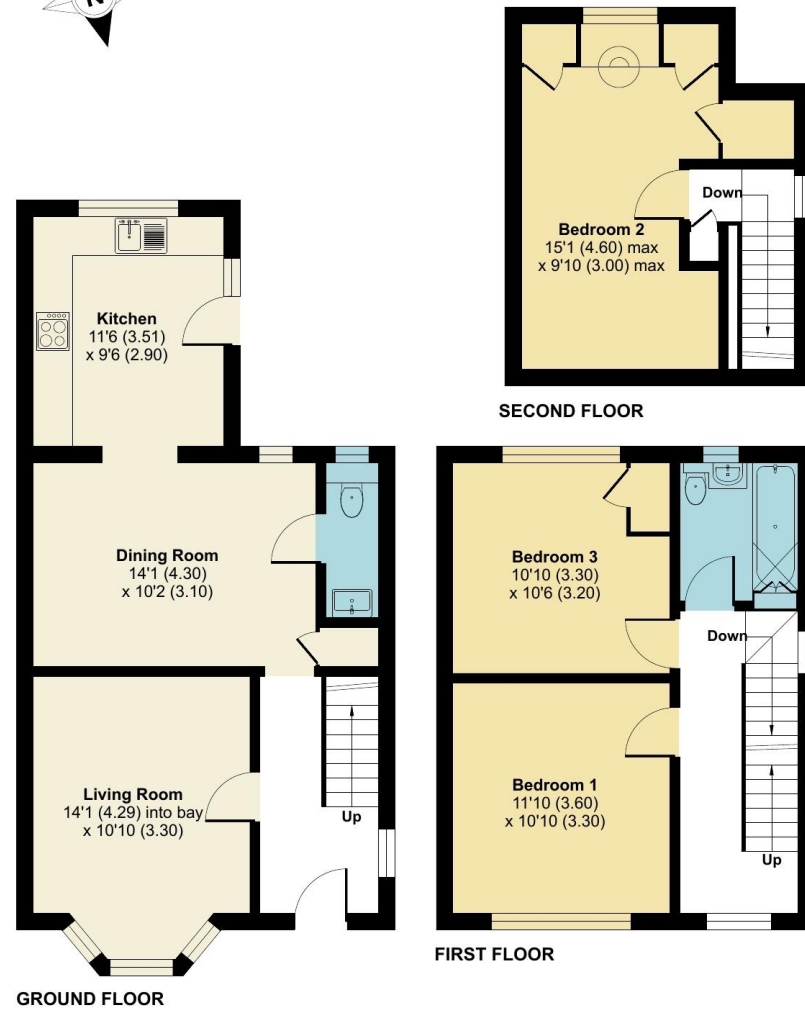
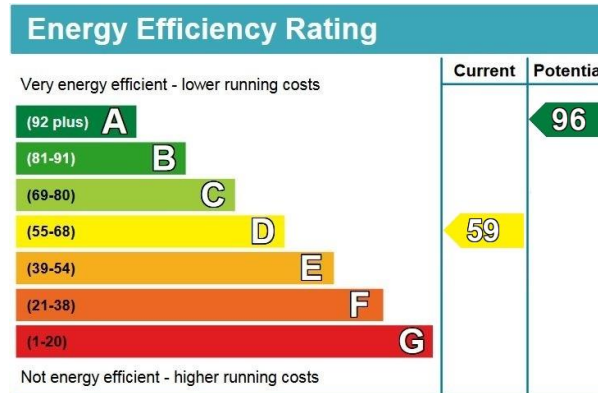


Boscombe Road, Amesbury, Salisbury, SP4

Approximate Area = 1124 sq ft / 104.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Austin Hawk Ltd. REF: 1102259



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



Boscombe Road, Amesbury

Guide Price £360,000 Freehold

- Hallway
- Dining Room
- Cloakroom
- Bathroom
- Secluded Garden
- Living Room
- Re-Fitted Kitchen
- 3 Double Bedrooms
- Driveway Parking
- Close to Amenities

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION: This detached house is located close to local amenities including shops and schools and enjoys an outlook to the rear over a playing field. The well presented accommodation is arranged on three floors and has been improved by the current owners with the addition of a new kitchen, bathroom, oak flooring, carpets and solid oak doors. The living space comprises hallway, living room, dining room, newly fitted kitchen, cloakroom, three double bedrooms and a re-fitted bathroom. To the front there is generous driveway parking whilst a particular feature of the property is the good sized and attractive rear garden with gated access to the playing field behind.

LOCATION: Amesbury's town has a thriving spirit and is referred by many as 'the village' with its select shops of independent trades including butchers and a bakery. A full choice of shopping, recreational and schooling facilities are available within the town or can be easily accessed at nearby locations including Salisbury which is less than ten miles away. For commuters, the A303 serves as a major trunk road giving direct access to London via the M3 and Basingstoke or westerly towards Exeter and the West Country.

ACCOMMODATION: Front door into:

HALLWAY:

Window to side. Stairs to first floor with understairs storage, engineered oak flooring and doors to:

LIVING ROOM:

Bay window to front.

DINING ROOM:

Window to rear. Oak flooring, storage cupboard, door to cloakroom and arch to:

KITCHEN:

Double aspect with door to garden. Re-fitted with a contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher. Space for American style fridge/freezer, cupboard with wall mounted boiler and tiled floor with underfloor heating.

CLOAKROOM:

Window to rear. WC and vanity unit with wash hand basin.

FIRST FLOOR LANDING:

Window to front. Stairs to second floor and doors to:

BEDROOM 1:

Window to front.

BEDROOM 3:

Window to rear and fitted wardrobe cupboard.

BATHROOM:

Window to rear. Re-fitted suite comprising panelled bath with shower over, vanity cupboard with wash hand basin, WC and heated towel rail plus a built-in storage cupboard.

SECOND FLOOR LANDING:

Window to side and door to:

BEDROOM 2:

Window to rear. Wash hand basin and eaves storage.

OUTSIDE:

To the front there is a block paved driveway offering generous parking and gated side access to:

REAR GARDEN:

A good sized and secluded garden with gated access to the playing field behind. Patio area with built-in BBQ adjacent to the house leading to an area of lawn with a mature tree, shrub borders and shed to the rear.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

