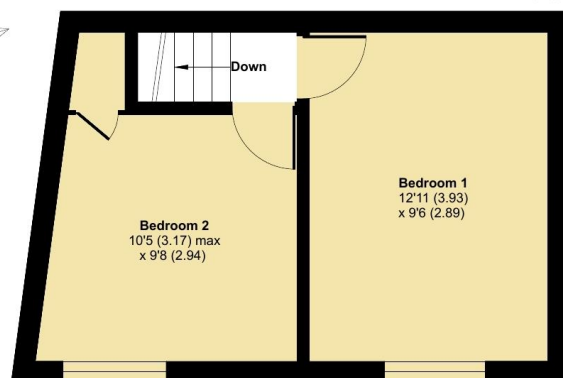


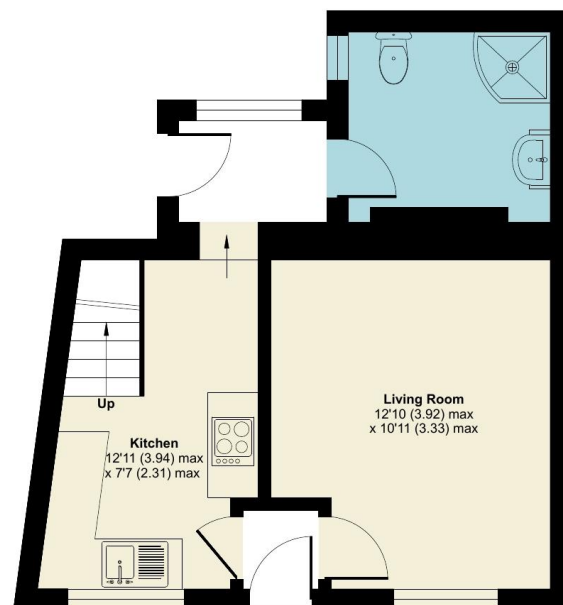
## Earls Court Road, Amesbury, Salisbury, SP4

Approximate Area = 601 sq ft / 55.8 sq m

For identification only - Not to scale



FIRST FLOOR



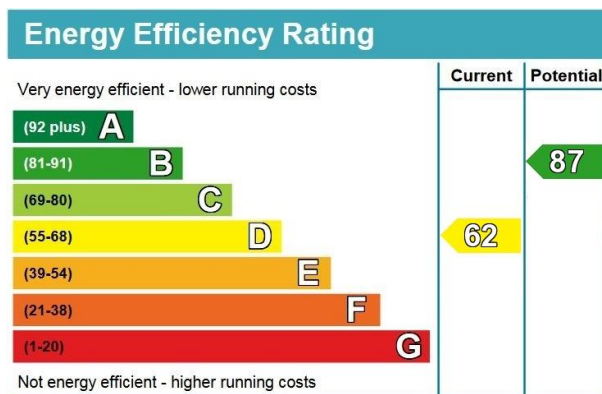
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2025. Produced for Austin Hawk Ltd. REF: 1226245



Earls Court Road, Amesbury

Guide Price £220,000 Freehold



- Entrance Lobby
- Kitchen
- 2 Double Bedrooms

- Living Room
- Shower Room
- Courtyard Garden

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.

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**DESCRIPTION:**

This semi-detached cottage is located in the heart of the town of Amesbury within walking distance of many local amenities including shops, pubs, restaurants. The accommodation comprises entrance lobby, living room, kitchen, ground floor shower room and two first floor double bedrooms. Outside there is a small and secluded courtyard garden.

**LOCATION:**

The historic town of Amesbury is located in the heart of Salisbury Plain, a short drive from the Cathedral city of Salisbury. Home to the prehistoric monument of Stonehenge, Amesbury has excellent links to the A303 (London/Exeter) and provides all of the local amenities needed including a weekly market, supermarkets, pubs, restaurants and a range of independent shops and retailers. Amesbury also offers a range of services including schools, doctors, dentists, hairdressers, a post office, veterinary surgery, leisure centre and a library. Further facilities can be found in the nearby city of Salisbury.

**ACCOMMODATION:**

Front door into ENTRANCE LOBBY with doors to:

**LIVING ROOM:**

Window to front and feature fireplace.

**KITCHEN:**

Window to front and stairs to first floor. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset electric hob with extractor over. Integral washing machine and wall mounted boiler. Access to:

**REAR HALLWAY:**

Window to rear. Door to courtyard garden and door to:

**SHOWER ROOM:**

Window to side. Shower cubicle, vanity cupboard with wash hand basin and WC. Fully tiled walls and floor and loft access.

**FIRST FLOOR LANDING:**

Doors to:

**BEDROOM 1:**

Window to front.

**BEDROOM 2:**

Window to front. Storage cupboard and small loft access.

**OUTSIDE:**

To the front there is gated access to the rear where there is a walled courtyard garden offering space for a table and chairs.

**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.

