



**Connells**

Kingfisher Drive  
Durrington Salisbury



## Property Description

This DETACHED COACH HOUSE with garage and small garden is located within this select development in Durrington. The property is Ideal for the busy commuter as the A303 and Salisbury are both just minutes away. NO ONWARD CHAIN.

### Entrance Hall

Stairs to first floor, door to garage..

### Utility Room

Comprising a single drainer sink unit with base units and work surface over, space for washing machine, wall mounted gas boiler.

### Lounge

Double aspect to front and rear with large feature arched window.

### Kitchen

Comprising a single drainer sink unit with range of wall and base units with work surface over, built in oven, inset gas hob unit with hood over, built in fridge/freezer, side aspect.

### Bedroom One

Front aspect.

### Bedroom Two

Rear aspect.

### Bathroom

Comprising a panel enclosed bath with shower and glass screen, pedestal wash hand basin and WC.

### Outside

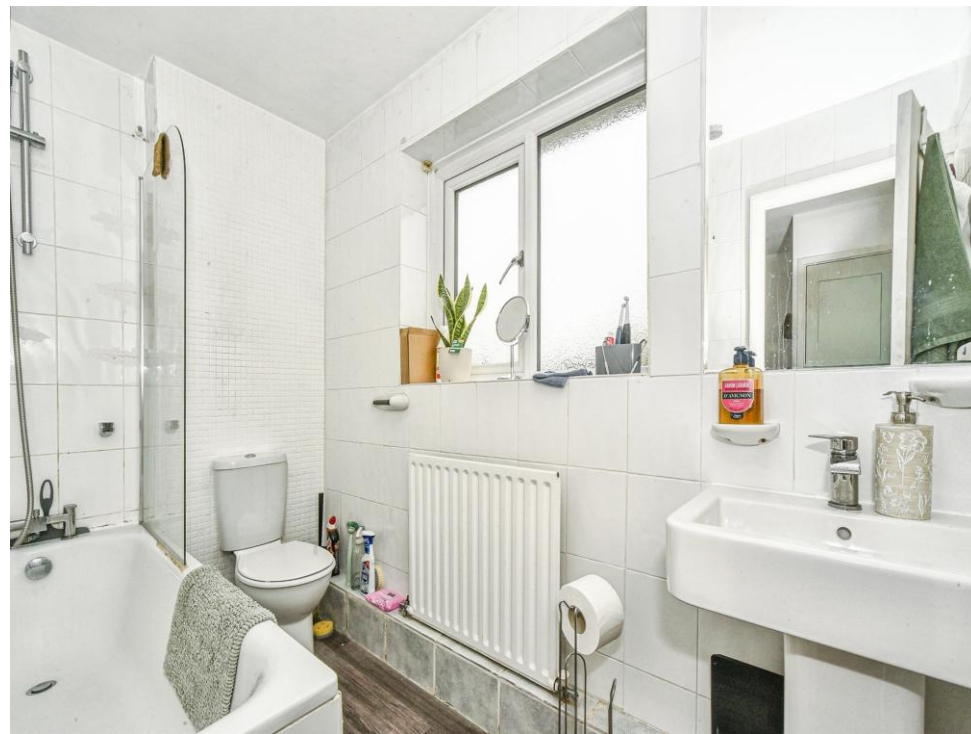
### Garden

A small garden which has gated side access.

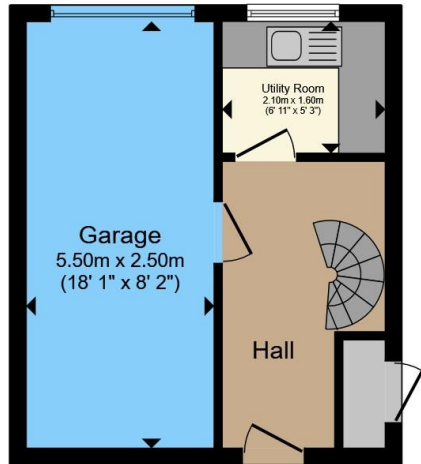
### Garage

With a personal door to the entrance hall.

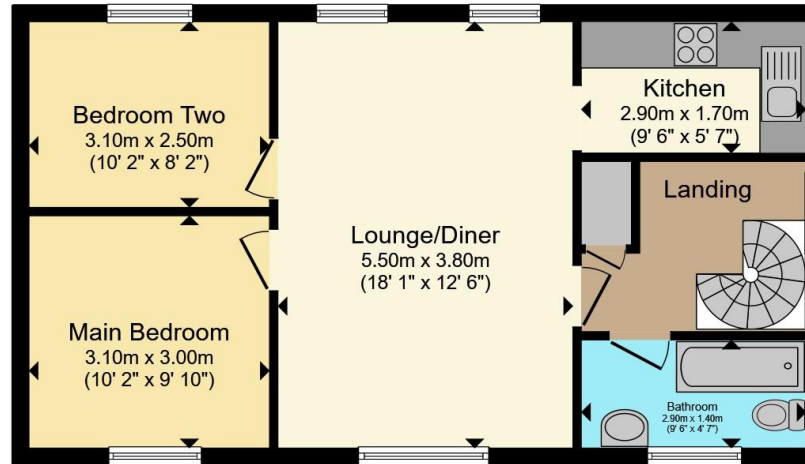








**Ground Floor**



**First Floor**

Total floor area 80.4 m<sup>2</sup> (866 sq.ft.) approx

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 by www.propertybox.io



To view this property please contact Connells on

**T 01980 622 662**

**E amesbury@connells.co.uk**

Unit 3 23 Salisbury Street AMESBURY  
SALISBURY SP4 7AW

EPC Rating: D Council Tax  
Band: A

Service Charge: 200.00 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ABY308604](http://connells.co.uk/Property/ABY308604)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Oct 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ABY308604 - 0006