



5 Oak Place, Amesbury Salisbury SP4 7XL

welcome to

Oak Place, Amesbury Salisbury

Situated in a quiet cul-de-sac in the heart of Amesbury, this two-bedroom semi-detached bungalow offers an excellent renovation opportunity. Ideal for first-time buyers, investors, or landlords, this property offers superb potential to modernise and add value,



Entrance Hall

Carpet, radiator,

Lounge

Carpet, radiator, rear aspect double glazed windows, upvc door to back garden

Kitchen

Vinyl flooring, front aspect double glazed window, space for free standing cooker, washing machine, dishwasher, tumble dryer, lower cabinets, radiator, pantry

Bedroom One

Carpet, radiator, built-in storage, rear aspect double glazed window

Bedroom Two

Carpet, radiator, front aspect double glazed window, built-in storage

Bathroom

Wet room style with shower, w/c, sink

Rear Garden

Patio area, laid to lawn, side gate and shed

Parking

There is communal parking to the front of the property

Agent Notes

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

Current Service Charge - Subject to Change

"We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling

some distance to view the property.

"The monthly service charge of £24.22 is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

"We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.



Total floor area 50.0 m² (538 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


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welcome to

Oak Place, Amesbury Salisbury

- Two Bedroom Semi-Detached Bungalow
- Two Double Bedrooms
- Communal Parking and Visitor Parking
- Access to Shops, Amenities, Public Transport
- Ideal for First Time Buyers, Investors and Landlords

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AME106050 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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