



**Connells**

Holders Road  
Amesbury Salisbury



## Property Description

\*\*\*JUST REAVAILABLE!\*\*\* A post war Grade II Listed house requiring modernisation and offering plenty of potential. OFFERS ARE INVITED.

### Entrance Hall

### Lounge

16' x 12' max ( 4.88m x 3.66m max )

Double aspect to front and side, chimney breast.

### Dining Room

13' x 9' 5" ( 3.96m x 2.87m )

Double aspect.

### Study/ Snug

11' x 10' ( 3.35m x 3.05m )

Triple aspect, door to garden.

### Kitchen/ Breakfast Room

21' max x 8' ( 6.40m max x 2.44m )

Sink unit with wall and base units and various appliance space, walk-in larder, rear aspect, floor mounted oil fired boiler.

### Shower Room

Shower cubicle and wash hand basin.

### Cloakroom

Wash hand basin and WC.

### Landing

Built in cupboard.

### Bedroom One

17' x 9' 8" max ( 5.18m x 2.95m max )

Built in wardrobe, large eaves storage cupboard, double aspect to front and side.

### Bedroom Two

16' 7" x 11' ( 5.05m x 3.35m )

Built in cupboard, chimney breast, front aspect.

### Bedroom Three

12' x 8' 3" ( 3.66m x 2.51m )

Rear aspect.

### Cloakroom

Wash hand basin and WC.

### Outside

### Front Garden

Well-established and offering good privacy.

### Rear And Side Gardens

Well established and offering excellent

privacy with an array of mature shrubs and apple tree. There is an oil tank along with three greenhouses and swing gates lead to the driveway.

### Detached Garage









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: Exempt  
 Council Tax Band: E

Tenure: Freehold

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