



11 Earls Court Road, Amesbury Salisbury SP4 7LU

welcome to

Earls Court Road, Amesbury Salisbury

Two Bedroom Cottage in the heart of Amesbury, featuring a lounge kitchen and full bathroom on the ground floor and two double bedrooms on the first floor.



Entrance Porch

Carpet

Lounge

12' 10" x 10' 11" (3.91m x 3.33m)

Carpet, front aspect double glazed window, fireplace, t.v point, radiator

Kitchen

12' 11" x 7' 7" (3.94m x 2.31m)

Dual aspect double glazed windows, fitted contemporary kitchen wall and base units. Wall mounted boiler, radiator, electric hob and built-in oven, space for appliances, stairs rising to the first floor, door into rear porch

Rear Porch

Laminated flooring, rear aspect double glazed window, radiator, door to courtyard

Shower Room

7' 5" x 7' (2.26m x 2.13m)

Three piece suit, including:- shower cubicle, wash hand basin, w/c, radiator, loft access, fully tiled walls and flooring

Bedroom One

12' 11" x 9' 6" (3.94m x 2.90m)

Front aspect double glazed window, carpet, radiator and fireplace

Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m)

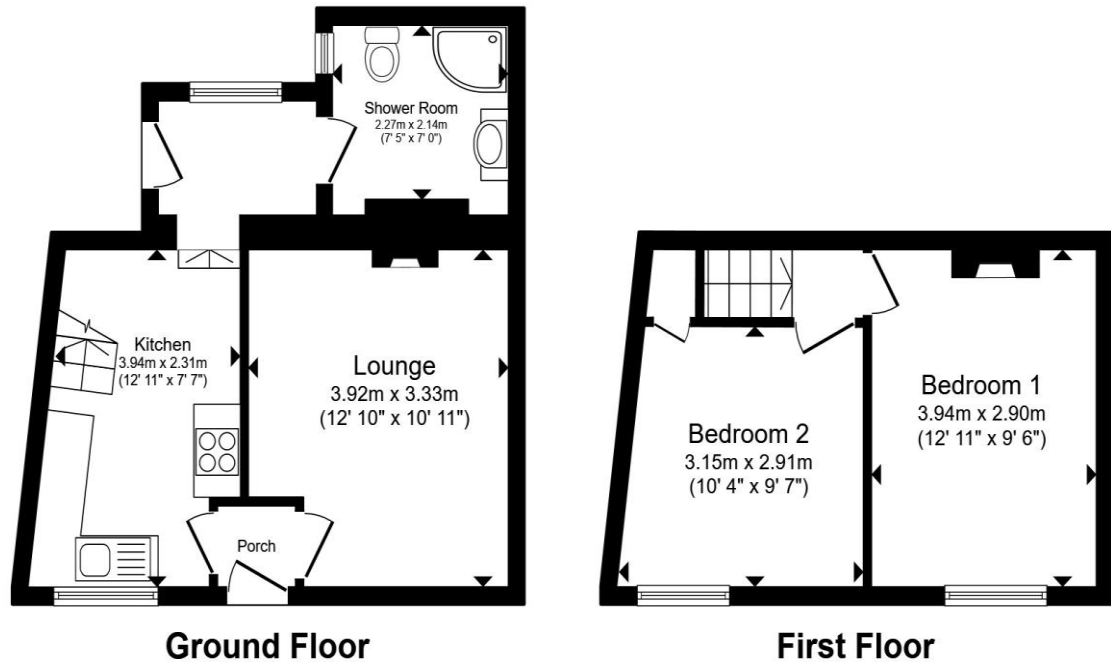
Carpet, front aspect double glazed window, built-in storage over the stairs

Parking

Available on street

Agents Notes

Current market condition rental value- £1,200 pcm, achieving over 5% yield



Total floor area 56.9 m² (612 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


fox & sons



view this property online fox-and-sons.co.uk/Property/AME105830



welcome to

Earls Court Road, Amesbury Salisbury

- Two Bedroom Cottage
- Downstairs Shower Room
- Courtyard Garden
- Excellent Location For Amenities
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£212,500



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/AME105830



Property Ref:
AME105830 - 0004

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.


fox & sons



01980 624155



Amesbury@fox-and-sons.co.uk



49 Salisbury Street, AMESBURY, Wiltshire, SP4 7AW



fox-and-sons.co.uk