



11 Earls Court Road, Amesbury Salisbury SP4 7LU

fox & sons

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)

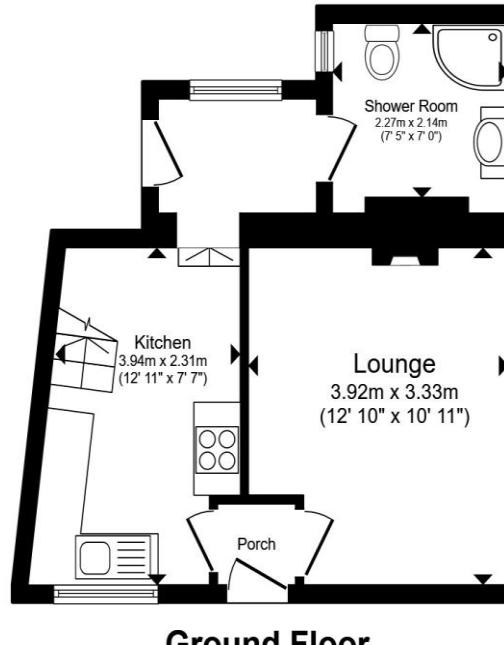
Carpet, front aspect double glazed window, built-in storage over the stairs

Parking

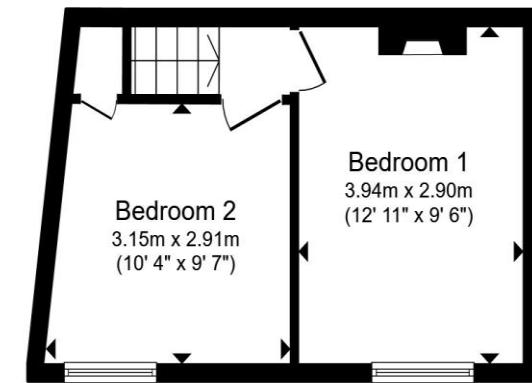
Available on street

Agents Notes

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



Ground Floor



First Floor

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



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Earls Court Road, Amesbury

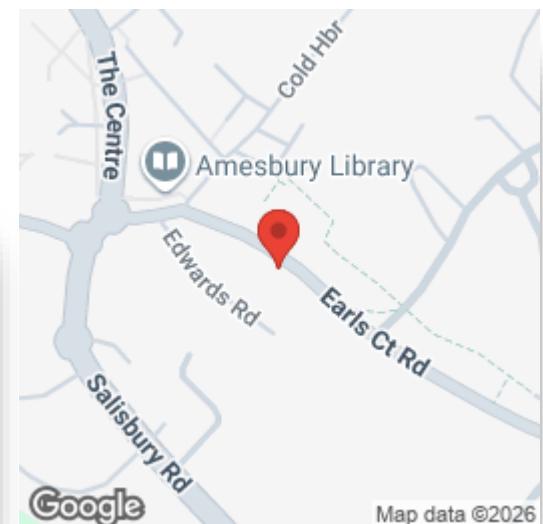
- Two Bedroom Cottage
- Downstairs Shower Room
- Courtyard Garden
- Excellent Location For Amenities
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£212,500



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Property Ref:
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