





2 Petherbridge Close, Amesbury Salisbury SP4 7YB

fox & sons

welcome to

Petherbridge Close, Amesbury Salisbury

A beautifully presented two-bedroom semi-detached home, perfect for first-time buyers, downsizing, or those looking to move up from a one-bedroom property.













Front
Side by Side Parking for Two Cars

Entrance Hall
Carpet, Radiator, Stairs leading to the first floor

Kitchen
Vinyl Flooring, Front Aspect Double Glazed Window, Gas Hob, Built-in Oven, Extractor Hood Space for Washing Machine and Fridge/Freezer

Downstairs W/C
W/c, Sink, Radiator, Vinyl Flooring

Lounge
Carpet, Two Radiators, Rear Aspect Double Glazed Window, Double Glazed Door to Garden, Under stair Storage

Landing
Carpet, Hatch to Attic

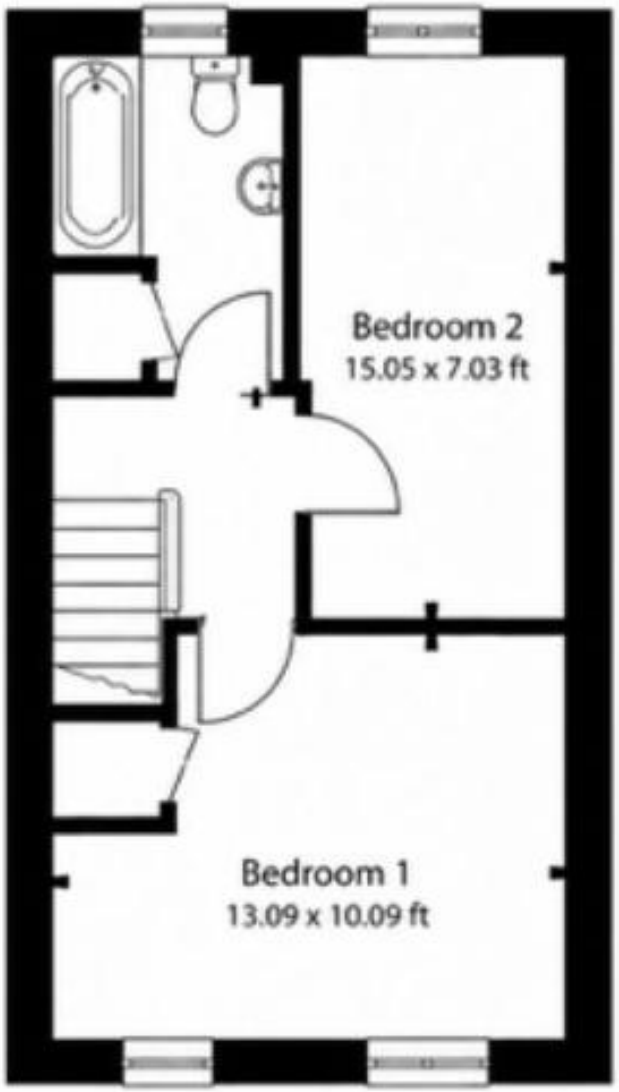
Bedroom One
Carpet, Radiator, Two Front Aspect Double Glazed Windows, Storage Cupboard

Bedroom Two
Carpet, Rear Aspect Double Glazed Window, Radiator

Bathroom
Vinyl Flooring, Bath/Shower, Tiled Splash back, W/C, Sink, Boiler/Airing Cupboard

Rear Garden
Enclosed Rear Garden, Laid to Lawn with Patio and Pathway to Back Gate





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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Petherbridge Close, Amesbury Salisbury

- Beautiful Two Bedroom Semi-Detached Property
- Perfect for First Time Buyers
- Side By Side Parking
- Access to Commuter Routes and Stations
- Access to Shops Amenities and Supermarkets

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 454.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/AME106114

The Property Ombudsman

Property Ref:
AME106114 - 0002

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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