



**15 Larkhill Road, Durrington Salisbury SP4 8DR**

**welcome to**

**Larkhill Road, Durrington Salisbury**

A charming and well-proportioned three bedroom semi-detached family home in Durrington. Offering adaptable accommodation ideal for family living. Perfect for first time buyers, home movers or downsizing.



## Front Garden

Flagstones with flower beds

## Porch

Carpet

## Lounge

17' 6" x 11' ( 5.33m x 3.35m )

Carpet, dual aspect double glazed window, gas fireplace, radiator

## Kitchen/Diner

15' 1" x 9' 5" ( 4.60m x 2.87m )

Carpet, side aspect double glazed window, gas hob with built-in oven, there is a seating area also

## Dining Room

11' 1" x 9' 7" ( 3.38m x 2.92m )

Front aspect double glazed window, carpet, radiator

## Utility Room

15' 1" x 11' ( 4.60m x 3.35m )

Carpet, dual aspect double glazed window, door to rear garden

## Downstairs W/C

consists of a w/c, sink, shower, heated towel rail

## Landing

Carpet, hatch to attic

## Bedroom 1

17' 7" x 9' 2" ( 5.36m x 2.79m )

Dual aspect double glazed window, radiator, built-in wardrobes, carpet

## Bedroom 2

12' 10" x 11' ( 3.91m x 3.35m )

Rear aspect double glazed window, radiator, built-in wardrobe

## Bedroom 3

11' 11" x 9' 9" ( 3.63m x 2.97m )

Front aspect double glazed window, radiator, carpet, vanity with sink

## Bathroom

8' 9" x 7' 10" ( 2.67m x 2.39m )

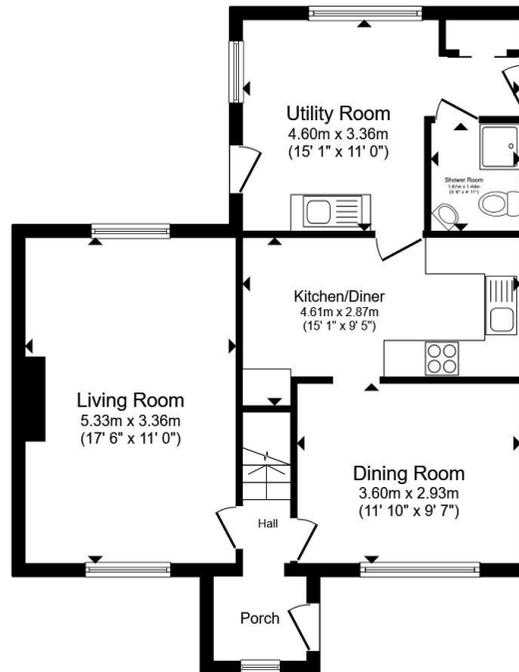
Side aspect double glazed window, corner bath, w/c and sink

## Rear Garden

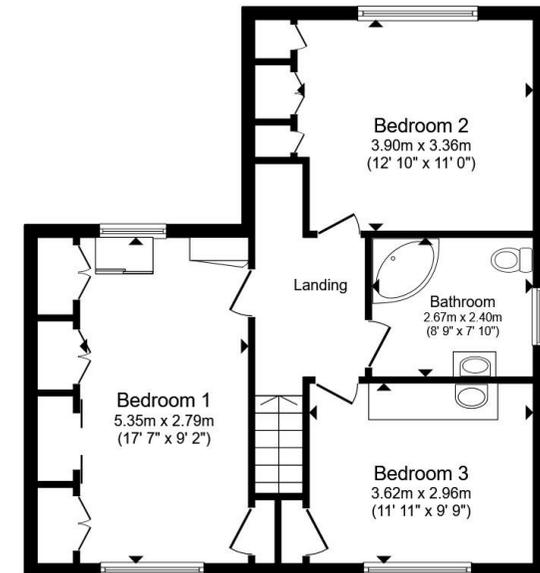
Flagstones with flowerbeds, access to driveway

## Agents Notes

The gas fireplace in the lounge has not been used for a number of year so would need to be checked over before its re-use



Ground Floor



First Floor

Total floor area 123.0 m<sup>2</sup> (1,323 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](http://www.propertybox.io)

  
fox & sons



**view this property online** [fox-and-sons.co.uk/Property/AME105735](http://fox-and-sons.co.uk/Property/AME105735)



welcome to

## Larkhill Road, Durrington Salisbury

- Three Bedroom Semi Detached Family Home
- Off Road Parking
- Utility Room
- Close to Local Amenities and Schools
- Popular Area of Durrington

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £315,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/AME105735](https://fox-and-sons.co.uk/Property/AME105735)



Property Ref:  
AME105735 - 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.

  
fox & sons



**01980 624155**



Amesbury@fox-and-sons.co.uk



49 Salisbury Street, AMESBURY, Wiltshire, SP4 7AW



**fox-and-sons.co.uk**