



7 Great Amber Way, Amesbury SALISBURY SP4 7GD

welcome to

Great Amber Way, Amesbury SALISBURY

Immaculately presented three-bedroom semi-detached family home located in the development of Archer's Gate. Accommodation including lounge, kitchen/ dining room with utility and cloakroom area, first floor consists of three bedrooms, master with En-suite and a family bathroom.



Entrance Hall

Karndean flooring, radiator and stairs leading to the first floor

Lounge

12" X 14' 6"

Karndean flooring, radiator, under stair storage, front aspect double glazed window

Kitchen

15' 5" X 12' 2"

Tiled flooring, gas burner, extractor hood, built in oven, integrated dish washer, French doors to rear garden. utility space and access to downstairs cloakroom

Landing

Carpet, hatch to attic

Bedroom One

11' 2" X 9' 5"

Carpet, radiator, rear aspect double glazed window

En-Suite

Shower, sink, w/c, vinyl flooring, heated towel rail, electric tooth brush charging point, rear aspect double glazed window,

Bedroom Two

11' 7" x 8' 7" (3.53m x 2.62m)

Front aspect double glazed window, carpet, radiator,

Bedroom Three

11' 7" x 6' 5" (3.53m x 1.96m)

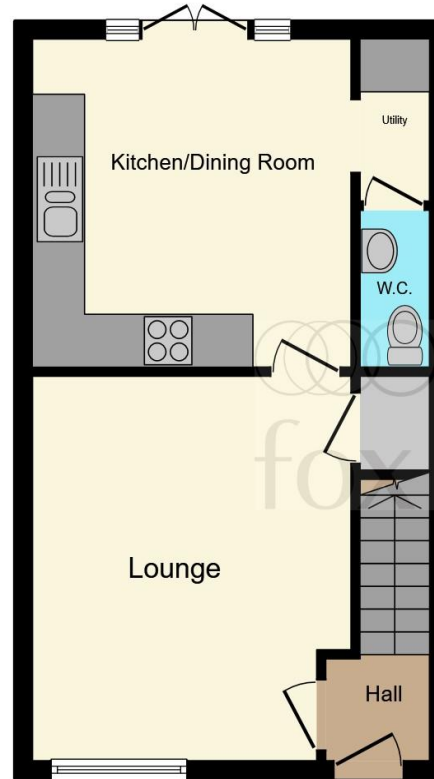
Carpet, airing cupboard, radiator, front aspect double glazed window

Family Bathroom

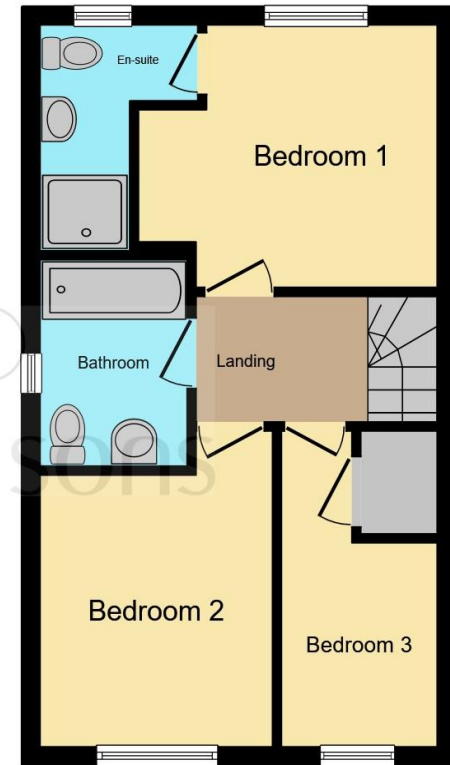
Bath with shower attachment, vinyl flooring, heated towel rail, side aspect double glazed window

Rear Garden

Laid to lawn and patio. There is also a side gate with access to the drive way



Ground Floor



First Floor

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



view this property online fox-and-sons.co.uk/Property/AME105899



welcome to

Great Amber Way, Amesbury SALISBURY

- Three Bedroom Family Home
- 200m to The Nearest School
- Shops and Amenities
- APPROX 803 SQ FT
-

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£320,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/AME105899



Property Ref:
AME105899 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01980 624155



Amesbury@fox-and-sons.co.uk



49 Salisbury Street, AMESBURY, Wiltshire, SP4
7AW



fox-and-sons.co.uk