



Lanes Close, Amesbury, Salisbury SP4 7RW

fox & sons

welcome to

Lanes Close, Amesbury Salisbury

Two bedroom Bungalow with parking, central heating and full fibre connection in the heart of Amesbury. Close to all amenities, this is not to be missed



Front Garden

Laid to lawn with flower beds

Hallway

Carpet, storage cupboards

Lounge

12' 2" 0 x 13' 1" 5 (3.71m 0 x 3.99m 5)

Carpet, radiator, front aspect double glazed window

Kitchen

11' 4" x 9' 1" 9 (3.45m x 2.77m 9)

Refitted modern kitchen, vinyl flooring, electric hob, extractor hood, boiler, space for fridge, built-in oven

Bedroom One

12' 4" x 10' 1" 5 (3.76m 4 x 3.07m 5)

Carpet, front aspect double glazed window, built-in wardrobes

Bedroom Two

10' 1" 4 x 12' 10" (3.07m 4 x 3.91m)

Carpet Radiator, built-in wardrobe, rear aspect double glazed window

Shower Room

Tiled flooring with under floor heating, rear aspect double glazed window, sink, w/c, heated towel rail

Rear Garden

Laid to lawn with concrete base decking area, rear access, outside tap and summer house with electrics



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/AME105747



welcome to

Lanes Close, Amesbury Salisbury

- Two Bedroom Bungalow
- Close to Shops and Amenities
- Close to Public Transport
- Quiet Cul-De-Sac
- Parking Available

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



view this property online fox-and-sons.co.uk/Property/AME105747

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.



Property Ref:
AME105747 - 0004



01980 624155



Amesbury@fox-and-sons.co.uk



49 Salisbury Street, AMESBURY, Wiltshire, SP4 7AW



fox-and-sons.co.uk