



35 Kitchener Road, Amesbury Salisbury SP4 7AA

welcome to

Kitchener Road, Amesbury Salisbury

Located within a well-established residential area of Amesbury, this four bedroom chalet bungalow enjoys a convenient setting close to a range of local amenities and transport links; making the home well suited to first-time buyers, families, and people downsizing.



Entrance Porch

Fully tiled porch, front aspect double glazed window

Entrance Hall

Carpet, two radiators, under stair storage, stairs leading to the first floor

Lounge

18' 1" x 11' 2" (5.51m x 3.40m)

Front aspect double glazed window, french doors leading to the conservatory, carpet, radiator

Kitchen

18' 1" x 14' 4" (5.51m x 4.37m)

Tiled flooring, dual aspect double glazed window, vertical radiator, patio door leading to the conservatory, electric hob, built-in oven, extractor hood

Utility Room

16' 6" x 8' 11" (5.03m x 2.72m)

Side aspect double glazed window, door to back garden, fire pit

Storage Room

11' 5" x 8' 11" (3.48m x 2.72m)

Side aspect double glazed window, tiled flooring, integral door to garage

Garage

15' 10" x 8' 11" (4.83m x 2.72m)

To the right of the property, integral door into the storage room, new felt roof, power and lighting.

Bathroom

11' 8" x 6' 4" (3.56m x 1.93m)

Fully tiled walls and floor, shower cubicle, bath, radiator, sink, side aspect double glazed window

Bathroom

11' 8" x 6' 4" (3.56m x 1.93m)

Fully tiled walls and floor, shower cubicle, bath, radiator, sink with vanity, side aspect double glazed window

Conservatory

Irregular Shaped Room 26' 1" x 14' 5" (7.95m x 4.39m)

tiled flooring, wrap around

Bedroom Four

11' 7" x 10' 9" (3.53m x 3.28m)

Carpet, radiator, front aspect double glazed window

Landing

Carpet, airing cupboard, side aspect double glazed window

Bedroom One

14' 1" x 10' 8" (4.29m x 3.25m)

Carpet, radiator, side aspect double glazed window, eave storage

Bedroom Two

12' 8" x 10' 5" (3.86m x 3.17m)

Carpet, radiator, Rear aspect double glazed window, hatch to attic

Bedroom Three

11' 7" x 7' 5" (3.53m x 2.26m)

Carpet, radiator, front aspect double glazed window, built-in storage

Shower Room

8' 7" x 4' 6" (2.62m x 1.37m)

Shower cubicle, w/c, sink, side aspect double glazed window

Front

Large driveway, carport, access to garage

Rear Garden

Patio area and laid to lawn



view this property online fox-and-sons.co.uk/Property/AME105852



welcome to

Kitchener Road, Amesbury Salisbury

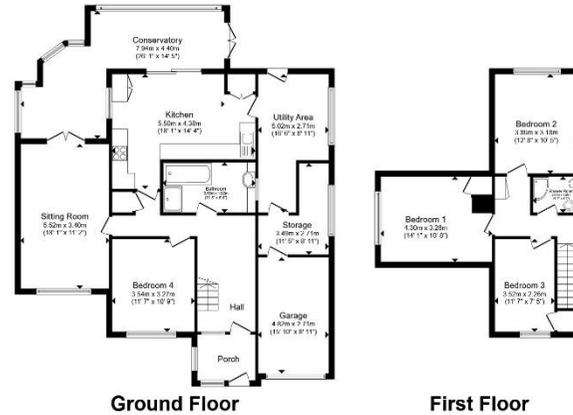
- Four Bedroom Chalet Bungalow
- Driveway, Garage and Carport
- Oil Heating
- Utility Room and Pantry Area
- Close to Local Amenities and Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£435,000



Total floor area 178.0 m² (1,916 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 inspections. Powered by www.propertyfox.co.uk



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/AME105852



Property Ref:
AME105852 - 0005

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