



**Connells**

The Folly  
Amesbury Salisbury



## Property Description

This well-presented two bedroom semi detached house offers a downstairs cloakroom and kitchen/dining room. Outside is a double width driveway and landscaped garden with large patio area ideal for alfresco dining. The property is within minutes of the A303 and Salisbury.

### Entrance Hall

Stairs to first floor landing, doors to cloakroom and lounge

### Cloakroom

Comprising a WC and pedestal wash hand basin.

### Lounge

Front aspect.

### Kitchen/Dining Room

Comprising a single drainer sink unit with mixer taps, range of wall and base units, built in oven, inset hob unit, space for washing machine, further appliance space, rear aspect.

### Dining Area

French doors to garden.

### Landing

### Bedroom One

Rear aspect.

### Bedroom Two

Built in cupboard, front aspect.

### Bathroom

Comprising a panel enclosed bath with built in shower and glass screen, pedestal wash hand basin, low level WC, tiled surrounds, side aspect.

### Outside

### Rear Garden

There is a large patio with shallow steps up to a level lawn area. Further features include panel fencing, side access and an external water supply.

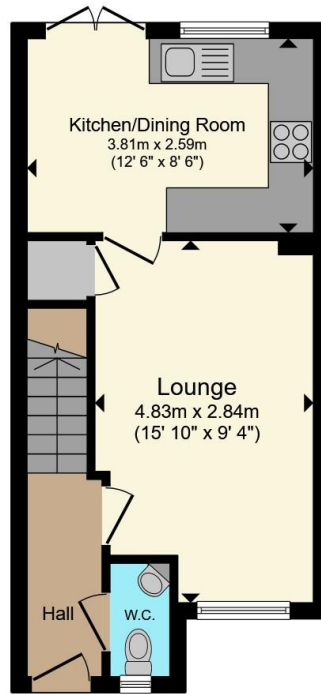
### Double Width Driveway

Block paved and providing parking for two cars.

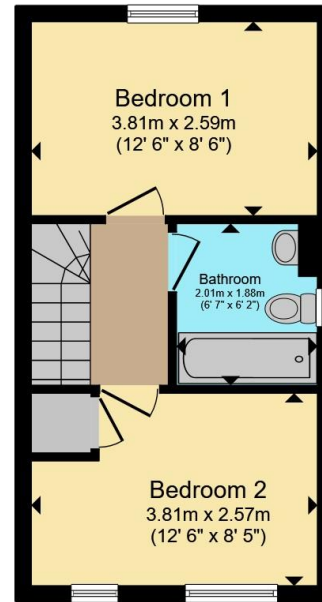








**Ground Floor**



**First Floor**

Total floor area 59.2 m<sup>2</sup> (637 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)



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**T 01980 622 662**

**E [amesbury@connells.co.uk](mailto:amesbury@connells.co.uk)**

Unit 3 23 Salisbury Street AMESBURY  
SALISBURY SP4 7AW

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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