



Connells

Kitchener Road  
Amesbury Salisbury



Kitchener Road  
Amesbury Salisbury SP4 7AA

for sale offers in excess of  
**£350,000**



### Property Description

A very deceptive semi-detached bungalow located in this ever-popular road and benefiting from three double bedrooms, a 14' x 10' kitchen, 19' x 11' dining/ snug conservatory and cosy lounge, all tucked away at the end of a long driveway with detached garage.

### Entrance Porch

### Entrance Hall

### Lounge

16' x 11' ( 4.88m x 3.35m )

Front aspect.

### Dining/ Snug Conservatory

19' 8" x 11' ( 5.99m x 3.35m )

French doors to garden.

### Kitchen

14' x 10' ( 4.27m x 3.05m )

Comprising a single drainer sink unit with wall and base units with work surfaces over, built in double oven, inset hob with hood over, space for washing machine, space for dishwasher, further appliance space.

### Bedroom One

14' x 11' 5" ( 4.27m x 3.48m )

Fitted bedroom furniture.

### Bedroom Two

10' x 10' ( 3.05m x 3.05m )

Front aspect.

### Bedroom Three

10' x 8' 7" ( 3.05m x 2.62m )

Side aspect.

### Shower Room

10' x 7' ( 3.05m x 2.13m )

Comprising a double shower cubicle, wash hand basin set in vanity style unit, WC with concealed cistern, towel radiator, airing cupboard with slatted shelving.

### Outside

### Rear Garden

Offering a high degree of privacy this L' shaped corner plot garden features an area of lawn with established borders and timber shed. There is also a large patio which again offers excellent privacy together with side access and an outside tap.

### Detached Garage

With adjacent parking space.













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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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