



2 CHAMBERS AVENUE, AMESBURY, WILTSHIRE SP4 7XJ

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BAXTERS
PROPERTY & LAND AGENTS



2 CHAMBERS AVENUE, AMESBURY, WILTSHIRE SP4 7XJ
PRICE GUIDE: £435,000

Here we have 2 Chambers Avenue, a smart detached modern house pleasantly positioned on the entrance to a small close with a lovely sunny garden, private drive, and a detached garage. Within easy reach is the town centre, local amenities, schools and, at the head of the close, a large playing field/park.

Offered for sale in exceptional condition, this fine family home offers well planned accommodation which comprises of a welcoming reception hall, a comfortable double aspect lounge with French doors and a recently installed log burning stove, a fabulous high end contemporary kitchen/dining room with fitted appliances, refitted cloakroom, light and airy first floor galleried landing, principal bedroom with ensuite and fitted wardrobes, second double bedroom with fitted wardrobes, third (small) double bedroom/large single bedroom and a family bathroom.



The property is fully double glazed and centrally heated via a mains gas fired boiler to radiators.

2 Chambers Avenue occupies a corner position with an enclosed front and side garden. The walled rear garden benefits from a sunny aspect and is laid mainly to lawn with shrubs. Across the rear of the house is a large patio/terrace with access from both the lounge and the kitchen. Beyond the garden is a private drive and a detached garage with eaves storage, power & light, and a personal door from the garden. There is also an EV charging point.

LOCATION: Amesbury has a variety of shops including an Aldi, butcher, baker, cafes, leisure centre and medical facilities. Both Lidl and Tesco are situated on the outskirts of the city. The historic cathedral city of Salisbury has a more extensive range of shopping, educational and leisure facilities including the theatre, arts centre and a twice weekly market. Schools include two excellent independent grammar schools as well as a variety of state and private, primary and secondary schools. There is a regular bus service from Amesbury to Salisbury and Swindon and there are train services from Grateley, Salisbury and Andover to London (Waterloo) and Exeter and from Pewsey to London (Paddington). Amesbury lies approximately 10 miles to the north of the cathedral city of Salisbury, just to the south of the A303 and easily accessible for Basingstoke, Reading and London via the M3, as well as being on the main route to Devon and Cornwall.

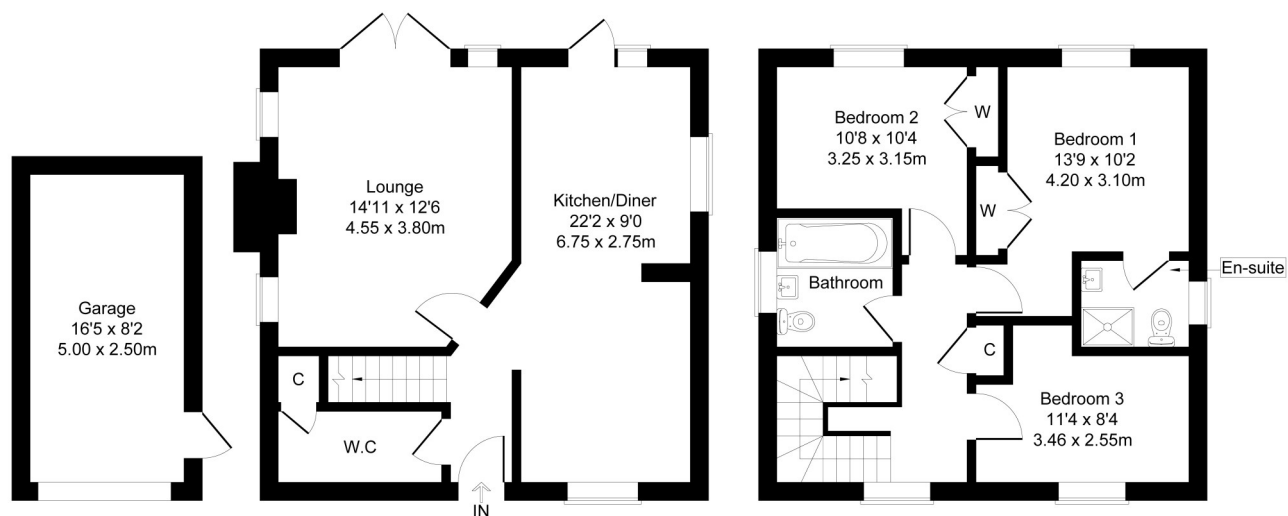
DIRECTIONS: From the cathedral city of Salisbury proceed in a northerly direction along the A345 following the signs towards Amesbury. Upon reaching the outskirts of Amesbury turn right at the first mini roundabout onto Stockport Avenue. Proceed across the next 2 mini roundabouts still following Stockport Avenue. At the next mini roundabout turn onto Underwood Drive followed by the first turning on the left into Chambers Avenue. The property can be found on the right hand side, clearly identified by the BAXTERS For Sale Board.



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Approximate Gross Internal Area = 973 sq ft - 90 sq m

Garage Area = 135 sq ft - 13 sq m



Garage

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E : £3,170.82 for year 2026/2027.

All mains services connected. Mains Drainage. Gas Central Heating Fully Double Glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10835.

