



68 Shears Drive, Amesbury, Wiltshire, SP4 7YA

£300,000 Freehold

## **A modern three bedroom house in a popular location and offered to the market with no onward chain.**

### **Directions**

Leave Salisbury on the A345 Amesbury Road and before reaching Amesbury turn right at the roundabout onto Stockport Avenue. At the third roundabout by the public house turn left on to Archers Way and then left in to Shears Drive by the primary school. Follow the road and the property can be found on the left hand side.

### **Description**

The property is a three bedroom end of terrace house with well proportioned accommodation together with a good size garden and a single garage and parking space. The accommodation is uniquely laid out to allow for a larger kitchen/dining room, master bedroom and en-suite and comprises an entrance hallway, a cloakroom and a sitting room with French doors leading out on to the rear garden. There is a kitchen/dining room with a good range of units, space for a table and chairs and further French doors in to the garden. On the first floor are three bedrooms with an en-suite shower room to the master bedroom and a family bathroom. To the rear is a garden which extends behind the single garage, in front of which is an off road parking space. Benefits include PVCu double glazing and gas central heating. The property would make an ideal family home or for investment purposes with an approximate monthly income of £1000 per calendar month which provides a potential yield of 4%. Archers Gate is a popular development on the edge of Amesbury with easy access to various facilities and Salisbury lies approximately 8 miles distant. NO ONWARD CHAIN.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance Hall**

Covered porch and light. Window to front, radiator, stairs, wall mounted thermostat.

#### **Sitting Room 17'0" x 9'10", (5.19m x 3.02m,)**

Window to front, French doors to rear, two radiators, wood effect floor, TV point, telephone point, door to kitchen/dining room.

#### **Kitchen/Dining Room 17'0" x 16'3" both max (5.19m x 4.96m both max)**

Fitted with a range of base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven with four ring gas hob and extractor over, integrated dishwasher and fridge/freezer, space and plumbing for washing machine, space for table and chairs, window and French doors to rear, tiled and wood effect floor, radiator, understair cupboard with electric fusebox, inset spotlights, cupboard housing gas boiler.

### **Cloakroom**

Fitted with a white suite comprising low level WC, pedestal wash hand basin, radiator, wood effect floor, extractor, obscure glazed window to front.

### **First Floor - Landing**

Window to rear, radiator, loft access, airing cupboard housing hot water tank.

### **Bedroom One 13'5" x 11'8" average measurements due to shape of (4.09m x 3.57m average measurements due to shape of)**

Window to front, two radiators, fitted wardrobes, door to:

### **En-suite Shower Room**

Fitted with a white suite comprising low level WC, pedestal wash hand basin, shower cubicle, extractor, heated towel rail, shaver point, obscure glazed window to rear.

### **Bedroom Two 9'11" x 8'5" (3.04m x 2.58m plus door recess)**

Window to front, radiator.

### **Bedroom Three 8'2" x 6'6" (2.50m x 2.00m)**

Window to rear, radiator.

### **Bathroom**

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with hand held shower over, heated towel rail, part tiled walls, extractor, shaver point, obscure glazed window to front.

### **Outside**

To the front of the property is a low maintenance gravelled garden area with a brick walled boundary. To the side of the house is a single garage in a block in front of which there is a parking space. The garage measures 5.96m x 2.66m and has power and light, a loft storage area and a personal door in to the rear garden. This has timber decked and lawn areas and is enclosed on all sides by timber fencing.

### **Services**

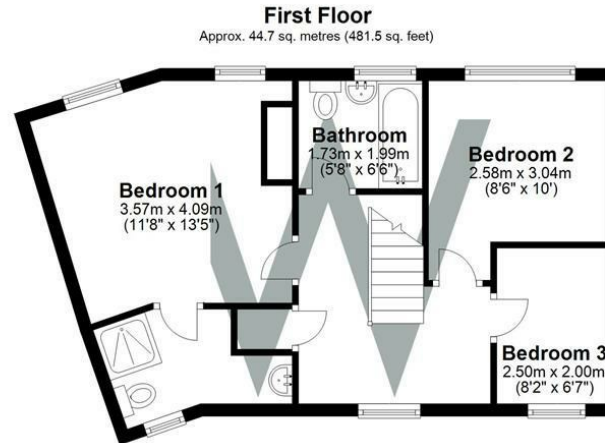
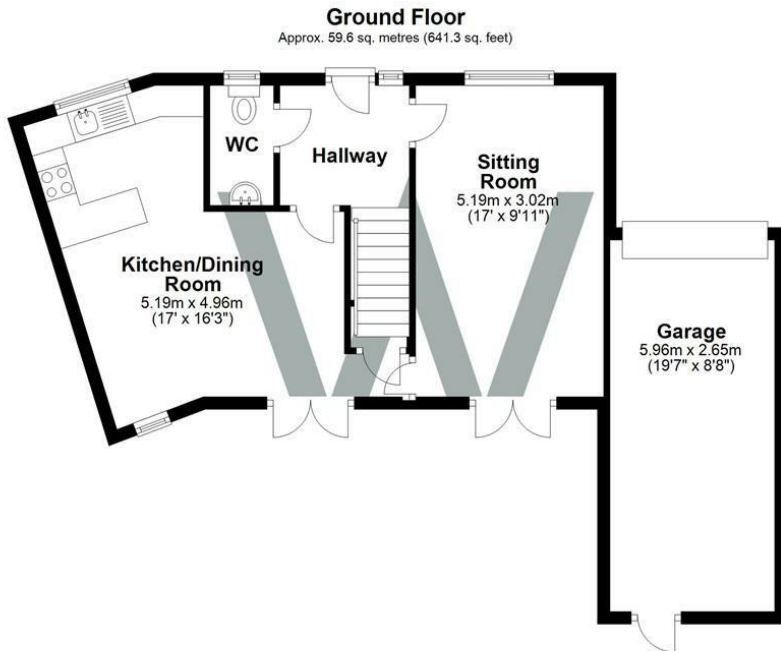
Mains gas, water, electricity and drainage are connected to the property.

### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2022/2023 payable to Wiltshire Council is £2087.11.

### **WHAT3WORDS**

What3Words reference is: [///incline.carriage.driftwood](https://www.what3words.com/locate/@@@incline.carriage.driftwood)



Total area: approx. 104.3 sq. metres (1122.8 sq. feet)



**WHITES**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		75	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

