



7 Penny Lane, Amesbury, Wiltshire, SP4 7FQ

£260,000 Freehold

A modern two bedroom semi detached house in an off road 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 next roundabout continue forwards and at the following roundabout turn left into Penny Lane. Take the next left into a courtyard/parking area and the property can be found at the far end.

Description

The property is a modern two bedroom semi detached house situated in a quiet cul de sac location on the edge of the popular Archers Gate development. The property is quietly positioned away from the main road in an attractive block paved courtyard style location. The accommodation comprises an entrance hallway which leads to a sitting room. There is a kitchen/breakfast room with an excellent range of units and integrated appliances. There is also a utility space and a cloakroom. On the first floor are two double bedrooms, both with built in double wardrobes with the master bedroom also having an en-suite shower room. Benefits include PVCu double glazing, gas central heating and allocated tandem parking spaces for 2/3 cars directly opposite the house. To the rear is a garden which has a westerly aspect. The property also enjoys the residue of the NHBC warranty (built in 2019). 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 with light, radiator, stairs, telephone point, door to:

Sitting room 14'8" x 10'5" (4.48m x 3.20m)

Window to front, media plate, understair cupboard, radiator, through to:

Kitchen 10'4" x 9'8" (3.15m x 2.97m)

Fitted with an excellent range of base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer with mixer tap, integrated electric oven with four ring hob and extractor, integrated fridge/freezer, space for table and chairs, attractive white tiled floor, radiator, French doors to rear, through to:

Utility area

Work surface with space/plumbing under for washing machine, door to:

Cloakroom

Fitted with a low level WC, wash hand basin, radiator, extractor, white tiled floor.

First floor - landing

Access to loft.

Bedroom one 8'11" x 8'2" (2.72m x 2.50m)

Window to rear, sliding doors to fitted wardrobes, radiator, TV point, door to:

En-suite shower

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, radiator, extractor, inset spotlights, obscure glazed window to rear.

Bedroom two 11'8" x 8'2" (3.57m x 2.49m)

Two windows to front, double doors to built in wardrobe, over stair storage cupboard, radiator.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath, extractor, inset spotlights, shaver point, heated towel rail.

Outside

To the front of the property there is an allocated space enabling parking for 2/3 cars. There is a side access gate in to the rear garden which is mainly lawned with a timber decked area. The garden is enclosed on all sides by timber fencing and there is an outside tap.

Services

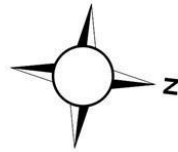
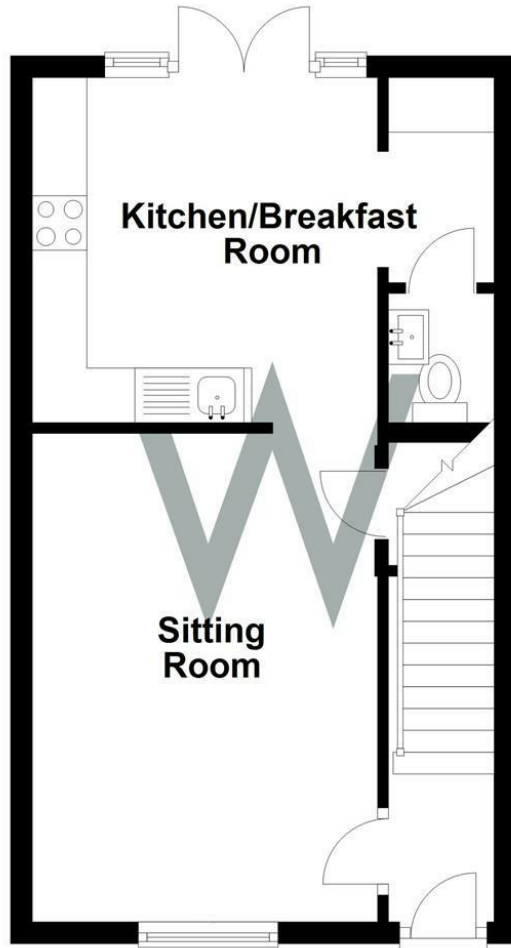
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2021/2022 payable to Wiltshire Council is £1,798.22.

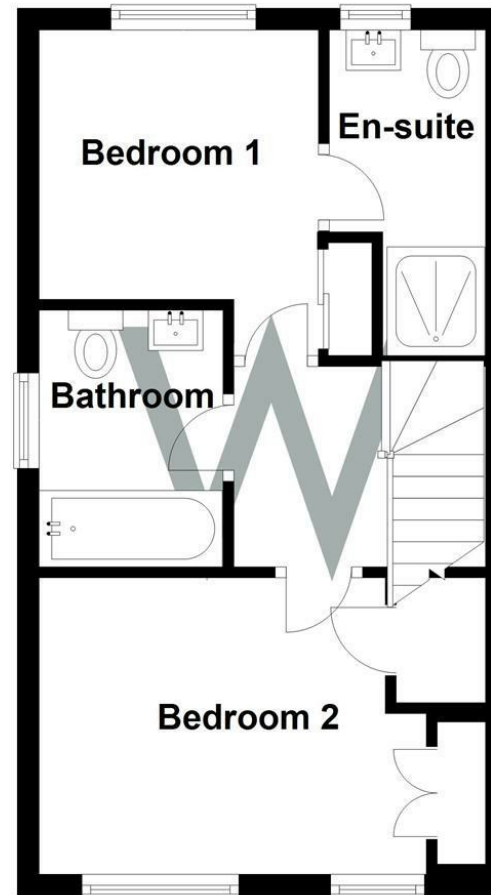
Ground Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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