



10 Cherry Tree Way, Amesbury, Salisbury, Wiltshire

Jordan &
Mason

10 Cherry Tree Way, Amesbury, Salisbury, Wiltshire, SP4 7PA

**** Video Walk Through **** A superbly presented and conveniently situated two-bedroom bungalow which is situated in a cul-de-sac position. No onward chain. EPC: E



DISTANCES (ALL BEING APPROXIMATE)

SALISBURY 8 MILES (MAIN LINE STATION TO

LONDON WATERLOO APPROX 80 MINS)

WINCHESTER 40 MILES

BATH 40 MILES

NEW FOREST 18 MILES

SOUTH COAST 38 MILES

ACCOMMODATION & FEATURES

- Conveniently situated two-bedroom bungalow
- Sitting room
- Kitchen/dining room
- Two bedrooms
- Bathroom with shower above
- Walk-in cupboard/larder
- Generous front and rear gardens
- Modern electric heating
- Double glazing
- Cul-de-sac setting
- Close Proximity to amenities
- No onward chain



THE PROPERTY

The property is a two-bedroom bungalow which is situated at the end of this small cul-de-sac on the fringes of Amesbury town centre. The property has been considerably improved and is tastefully decorated throughout.

There is an open plan kitchen diner with sliding doors giving a pleasant outlook over the rear patio and garden. There are two bedrooms, well fitted bathroom with shower above, walk-in cupboard, sitting room with outlook to front, double glazing, modern electric heating, well arranged front and rear gardens.



OUTSIDE

Externally there are good gardens to both front and rear which have been well arranged. At the rear there is patio and the garden has a lawn and various flower and shrub borders. Side access through a gate is available. (purchasers should note the summerhouse will not be included within the purchase)



LOCATION

The property is located in Cherry Tree Way which is only a short distance from the centre of Amesbury and the whole host of local amenities and facilities that it provides. This convenient location is well suited to those that need good access to facilities. The property is situated pleasantly in a cul-de-sac position and occupies a well-maintained and slightly elevated garden plot. The town of Amesbury has a main High Street with numerous local shops, facilities and services. A popular bakery, cafes and public houses also make the town centre and inviting opportunity. Further afield on the edge of the town, there are the larger supermarkets such as Tesco, Lidl and Home Bargains. The town also enjoys good medical provision with doctors surgery, pharmacy and broader facilities such as library and public transport. The town is also well located for the cathedral city of Salisbury some 8 miles south and the A303 is a major road link giving access to the M3 (Basingstoke/London) and westerly towards Exeter and the West Country.



SERVICES

Mains Water, drainage and electricity are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

VIEWINGS

By appointment only with Jordan & Mason
Salisbury Office 01722 441 999

TENURE

Freehold





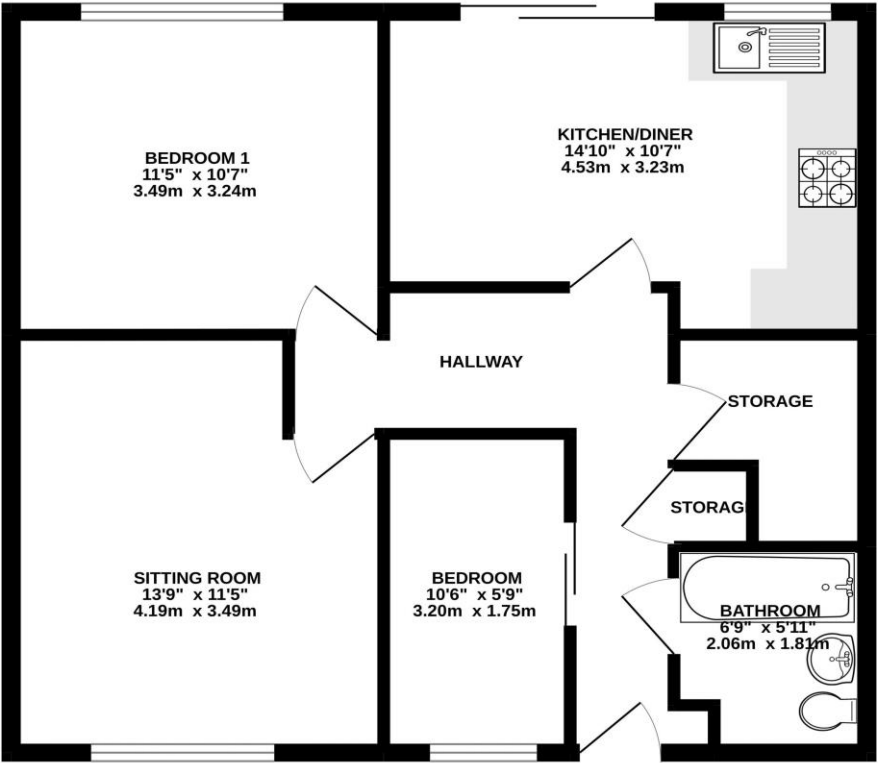
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.

DIRECTIONS

From the centre of Amesbury continue into Earls Court Road and continue up the hill passing the Earls Court shopping parade. After a short distance turn left into Holders Road and continue along Holders Road negotiating the speed calming measures. Turn left into Orchard Road and take the right hand turning into the small cul-de-sac. The property can then be found upon the right-hand side.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Salisbury

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Jordan & Mason