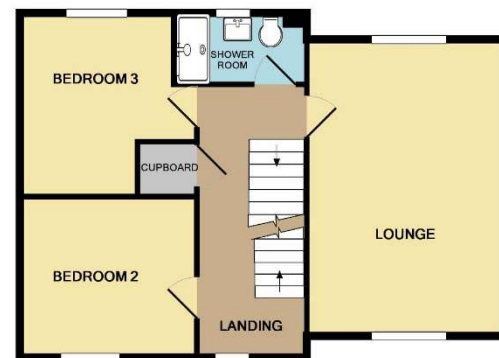
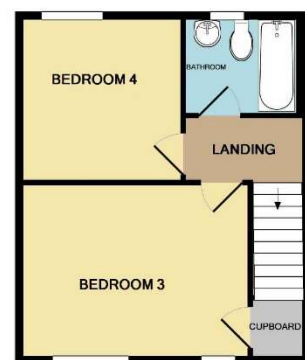


GROUND FLOOR



1ST FLOOR



2ND FLOOR

SHEARS DRIVE, AMESBURY SP14 7YA - BASSETS LETTINGS "DIFFERENT IN SO MANY WAYS"  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2015

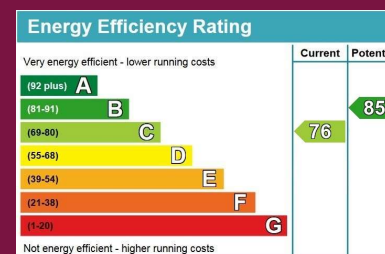


## 10 Shears Drive, Amesbury Salisbury, Wiltshire SP4 7XT

**£365,000 Freehold**

We are pleased to offer to market this spacious four bedroom townhouse set in a sought after location in Amesbury. The well presented accommodation consists of: entrance hallway, downstairs cloakroom, sitting room / study, kitchen / breakfast room, lounge measuring 17'8", four double bedrooms, shower room and a family bathroom. The property also benefits from an enclosed rear garden and a garage. Being sold with no forward chain, viewing is highly recommended to appreciate the accommodation on offer.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.







## Overview

- FOUR DOUBLE BEDROOM FAMILY HOME
- KITCHEN / DINING ROOM OPENING ONTO REAR GARDEN
- SOLD WITH NO CHAIN
- ENCLOSED REAR GARDEN AND GARAGE
- RECENTLY REDECORATED
- PLENTY OF LOCAL AMENITIES ON THE DOORSTEP
- TWO BATHROOMS
- DOWNSTAIRS CLOAKROOM
- VIEWING ESSENTIAL
- GAS CENTRAL HEATING



### Ground Floor

Entrance Hallway  
Downstairs Cloakroom  
Sitting Room / Study 13'5" max x 10'6" max  
Kitchen / Dining Room 17'3" max x 10'2" max

### First Floor

Lounge 17'8" max x 11'10" max  
Shower Room  
Bedroom Two 10'5" max x 9'6" max  
Bedroom Three 11'0" max x 8'4" max

### Second Floor

Bedroom One 13'9" max x 10'7" max  
Bedroom Four 10'0" max x 9'8" max  
Bathroom

### Outside

Enclosed Rear Garden  
Garage

### Council Tax Band : E

### Local Area

Located near to a significant range of local amenities including Co-Op convenience shop, Pre-School, Restaurant and The Bowman Centre offering classes and activities.

### Agents Note - Draft Copy of particulars

### Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.