



Connells

Rohan Upper Backway
Shrewton Salisbury

Rohan Upper Backway Shrewton Salisbury SP3 4DE

for sale
£375,000



Property Description

Located in the picturesque village of Shrewton, with its ease of access to the A303, this non-estate detached bungalow features three bedrooms, a 9' x 8' 7" study, 16' kitchen/dining room and 12'x11' conservatory. There are also panoramic views to the rear.

Entrance Hall

Cloakroom

Comprising a wash hand basin and WC.

Lounge

15' 5" x 12' max (4.70m x 3.66m max)
French doors to conservatory, pebble fireplace.

Kitchen/ Dining Room

16' 8" x 9' 2" (5.08m x 2.79m)
Comprising a single drainer sink unit, range of wall and base units, fitted oven with concealed hood over, space for washing machine, space for dishwasher, further appliance space, peninsular unit, well defined dining area, door to garden.

Conservatory

12' 4" max x 11' 2" max (3.76m max x 3.40m max)
A large useable conservatory with far reaching views to the rear and French doors to the garden.

Study/ Bedroom Two

9' x 8' 7" (2.74m x 2.62m)
Currently partially open to the hall but could be easily sealed off, rear aspect, fitted cupboards.

Bedroom One

12' x 10' 6" (3.66m x 3.20m)
Front aspect.

Bedroom Three

8' 6" x 7' 7" (2.59m x 2.31m)
Front aspect

Bedroom Four

8' 6" x 6' 9" (2.59m x 2.06m)
Side aspect

Stylish Bathroom

Comprising a freestanding bath, wash hand basin set on vanity unit, WC

Outside

Rear Garden

Offering outstanding elevated views towards hills and the Church, this mature garden is mainly laid to lawn with mature borders. There is also a useful covered area to one side.

Garage

Approached by a double width herringbone block paved driveway.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01980 622 662
E amesbury@connells.co.uk

Unit 3 23 Salisbury Street AMESBURY
 SALISBURY SP4 7AW

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ABY308314



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ABY308314 - 0010