



MODERN THREE BED HOUSE Guide Price £289,000 FREEHOLD

Winkworth

20 BOURNE VIEW, ALLINGTON, WILTSHIRE, SP4 0AA

A light and immaculately presented three bed, semi-detached house with off street parking and large garden.

Situated at the end of a no-through road, this semi-detached, three bed family house is light and bright, with wooden floors throughout the ground floor, a modern kitchen/breakfast room with plenty of storage, three good bedrooms and a family bathroom. The property also benefits from fully double glazed windows and an excellent EPC rating.

Outside to the rear, is a large garden with greenhouse and lawn set above a small paved area. There is also a shed/storage and WC to one side of the rear entrance to the garden. To the front is a driveway with parking for 2-3 cars.

AT A GLANCE:

Ground Floor:

- Living room
- Kitchen/Breakfast room

First Floor:

- Two double bedrooms
- Single bedroom
- Family bathroom

Outside:

- South facing garden
- Off Street parking
- Outside WC

SERVICES

- Mains drainage/sewage
- Mains Gas central heating
- EPC Band C
- Wiltshire Council Tax Band B



LOCATION

The property is located in the village of Allington which lies about 8 miles from Salisbury and is home to approximately 400 residents.

There are numerous primary schools within the area, the closest being Amesbury Archer Primary and Gomeldon Primary at Porton.

The towns of Salisbury, Amesbury and Andover are all within easy reach of the property and provide all the larger amenities.

There are mainline train stations at Andover and Salisbury and the A303 is a 10 minute drive away giving access to the South West and to London.

DIRECTIONS

From Salisbury City Centre take the A345 to Portway and then the A338 passing Old Sarum and continue on for approximately 7.5 miles to Allington. The turning to Bourne View can be found on the left hand side and is marked as a no through road. The property can be found at the end of the road on the right hand side.

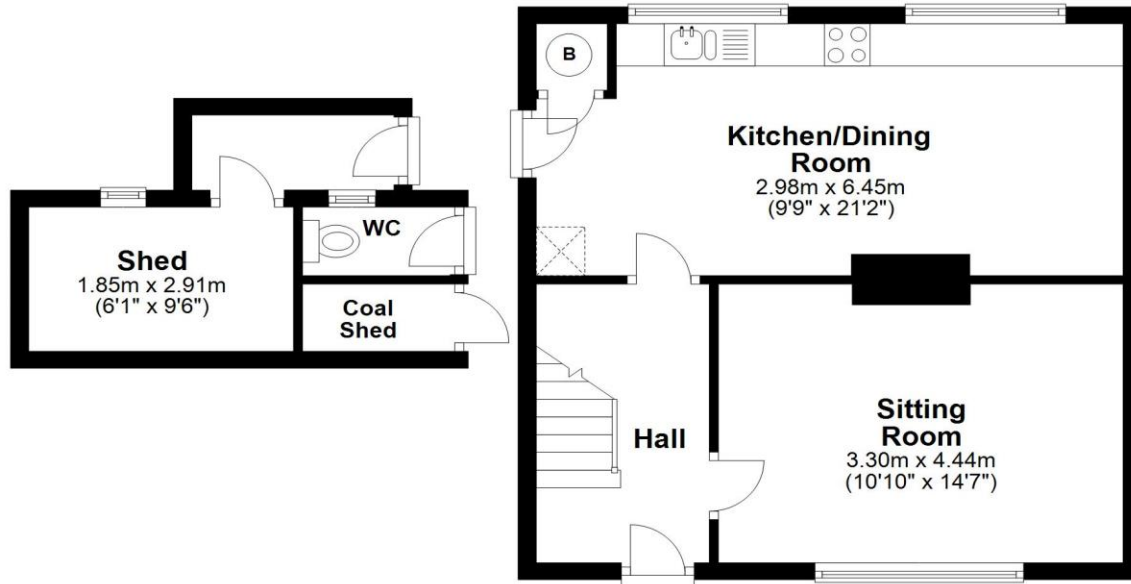


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



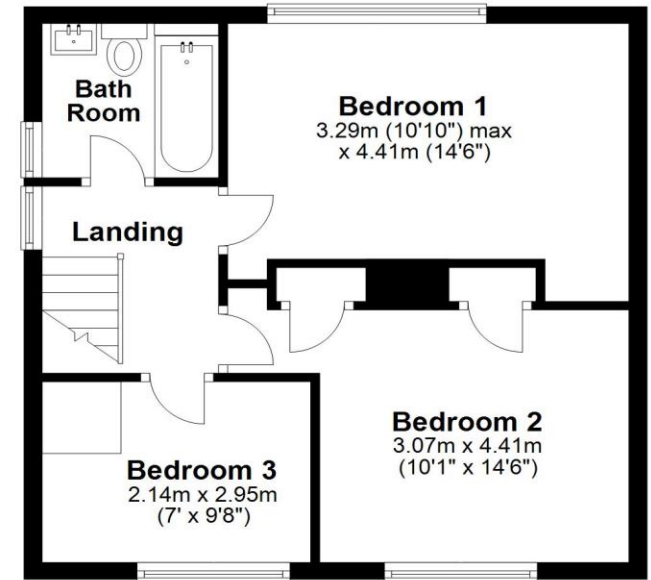
Ground Floor

Approx. 51.5 sq. metres (553.8 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 92.6 sq. metres (996.6 sq. feet)

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