



4 Geneville Rise, Amesbury, Salisbury, Wiltshire, SP4 7TL

£190,000 Freehold



## **A one bedroom corner house in good order throughout and offered with no onward chain.**

### **Description**

The property is a one bedroom corner house situated in a cul de sac and is offered to the market with no onward chain. It is well presented throughout and has the benefit of PVCu double glazing and gas central heating. The accommodation comprises an entrance hallway, a sitting/dining room and a kitchen on the ground floor. On the first floor is a double bedroom with a built in wardrobe and a bathroom that has a white suite. Externally, there is a paved courtyard garden adjacent to which are two tandem parking spaces. The property would make an ideal purchase for a first time buyer or those seeking property for investment purposes with a potential rental income of £800 per calendar month giving an approximate yield of 5%. Situated on the popular Butterfield Down development on the edge of Amesbury, Geneville Rise offers easy access to the town centre and the A303.

### **Entrance Hall**

Part glazed front door, radiator, window to front, door to:

### **Sitting/Dining Room 13'2" x 11'5" both max (4.03m x 3.48m both max)**

Window to front, wall mounted thermostat, radiator, telephone and TV point, stairs with cupboard under, door to:

### **Kitchen 7'8" x 5'11" (2.34m x 1.81m)**

Fitted with base and wall units with work surfaces over and tiled splashbacks, sink and drainer with mixer tap under window overlooking garden, gas oven and hob, space/plumbing for washing machine, space for fridge/freezer.

### **First Floor - Landing**

Window to side, radiator, cupboard with shelving.

### **Bedroom 10'10" x 10'3" (3.31m x 3.14m)**

Window to front, telephone point, over stair wardrobe with wall mounted gas boiler, radiator.

### **Bathroom**

Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, extractor.

### **Outside**

To the side of the property is a paved garden with a timber shed, an outside light and tap. The garden is enclosed by concrete post and timber fencing with a side access gate. Adjacent to the garden are two off road parking spaces.

### **Services**

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

### **Outgoings**

The Council Tax Band is 'B' and the payment for the year 2023/2024 payable to Wiltshire Council is £1711.36.

### **Directions**

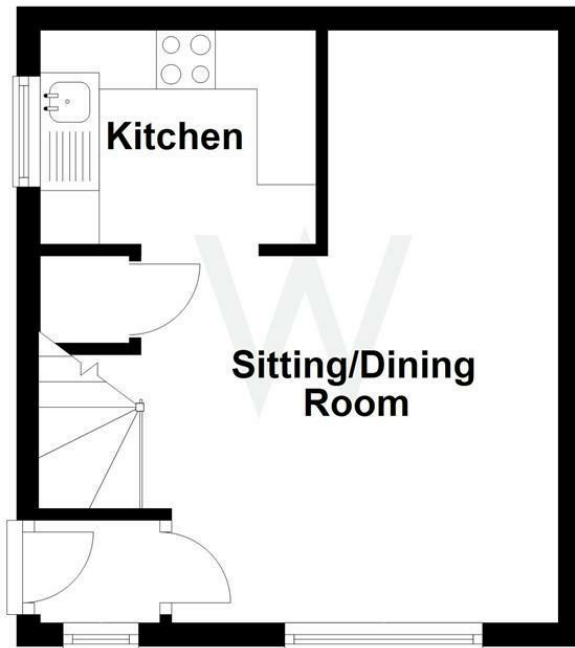
On entering Amesbury from Salisbury, turn right at the second roundabout on to Earls Court Road. Take the last left turn before the roundabout in to Butterfield Drive and then take the next left in to Jaggard View. Take the first left in to Geneville Rise and the property can be found on the left hand side.

### **WHAT3WORDS**

What3Words reference is: [///filed.influencing.motivator](https://www.what3words.com/lookup/:///filed.influencing.motivator)

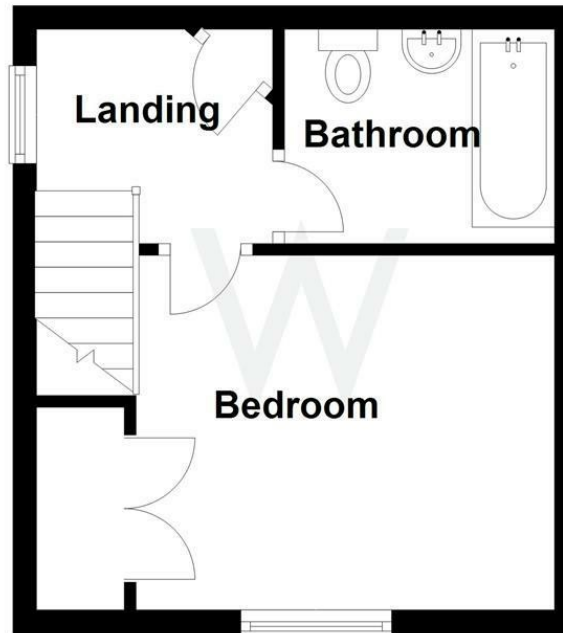
## Ground Floor

Approx. 22.1 sq. metres (238.2 sq. feet)



## First Floor

Approx. 21.7 sq. metres (233.4 sq. feet)



Total area: approx. 43.8 sq. metres (471.5 sq. feet)

**WHITES**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC



