



MAX HEADROOM

CARRIERS COURT

**CARRIERS COURT, SHREWTON, SALISBURY, SP3 4BZ**  
**£275,000 FREEHOLD**

**Winkworth**



## CARRIERS COURT, SHREWTON, SALISBURY, SP3 4BZ

**Number 3 Carriers Court is an immaculately presented, modern house with well-balanced and spacious accommodation across two floors situated in the heart of Shrewton.**

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Three good sized double bedrooms upstairs with one ensuite and a family bathroom. Downstairs there are hard floors throughout, a fully fitted, modern kitchen/breakfast room and large sitting room with French windows out to a courtyard garden. Behind the garden are two allocated parking spaces.

### **AT A GLANCE**

Kitchen/Diner

Living Room

Downstairs WC

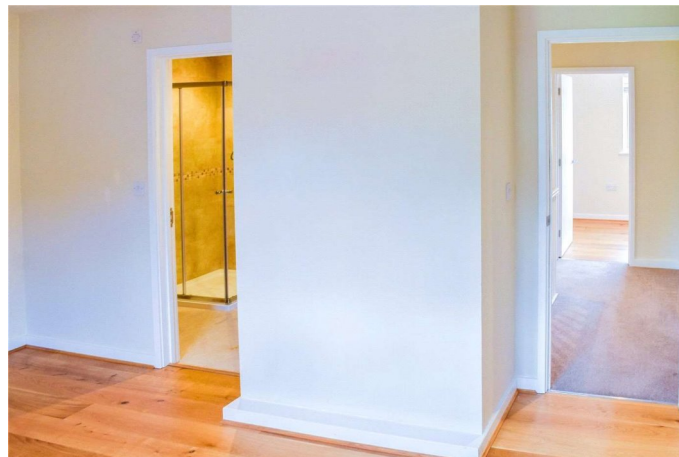
Principal Bedroom with Ensuite Shower Room

Two Further Double Bedrooms

Family Bathroom

Off Street Parking for two cars

Patio Garden



## LOCATION

Shrewton is a popular village with excellent local amenities including two doctors' surgeries, a Co-operative convenience store with Post Office, butcher, hairdresser, garage and petrol station, friendly local pub and primary school rated Ofsted 'Good'. Devizes is under fourteen miles away and Marlborough just a forty-minute drive.

The historic Cathedral city of Salisbury is eleven miles to the south with larger shops, supermarkets, a range of leisure facilities including restaurants, cinema and theatre. Trains from Salisbury go to Waterloo in around an hour and a half, making an easy commute.

Historic Stonehenge is close by and the lovely countryside of Salisbury Plain provides plenty of opportunity for walking, riding and various other country pursuits. Beautiful Red Kites can be seen in the locality. Sporting facilities in the area include fishing on the nearby chalk streams, golf at South Wilts, racing at Salisbury and sailing along the south coast.

There is a great choice of local schooling in both the public and private sectors, including Dauntseys, Bishops and South Wilts Grammar schools, Cathedral School, Chafyn Grove and Godolphin.

## DIRECTIONS

What3Words-typically.clocked.bucket

Travel up the High Street, passing the Church and Carriers Court can be found on the left, just before the London Road turning/junction.

EPC Band C

Council Tax Band D

Air source heating

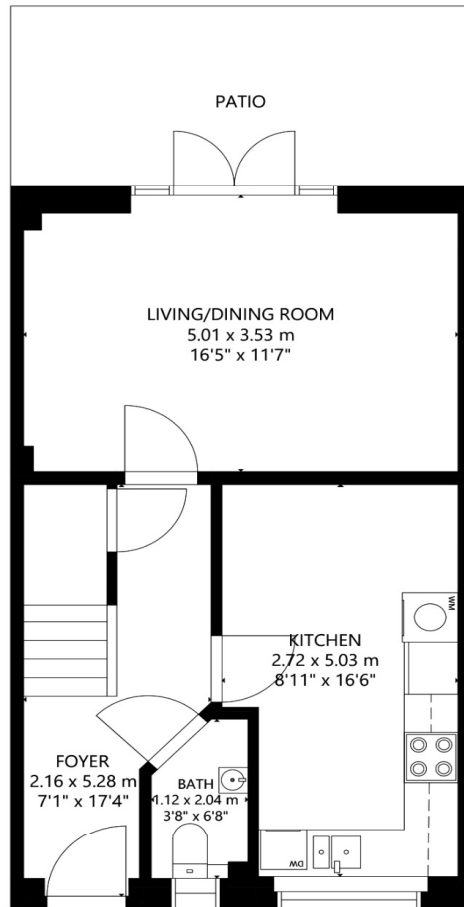
Mains drainage

Superfast Broadband available

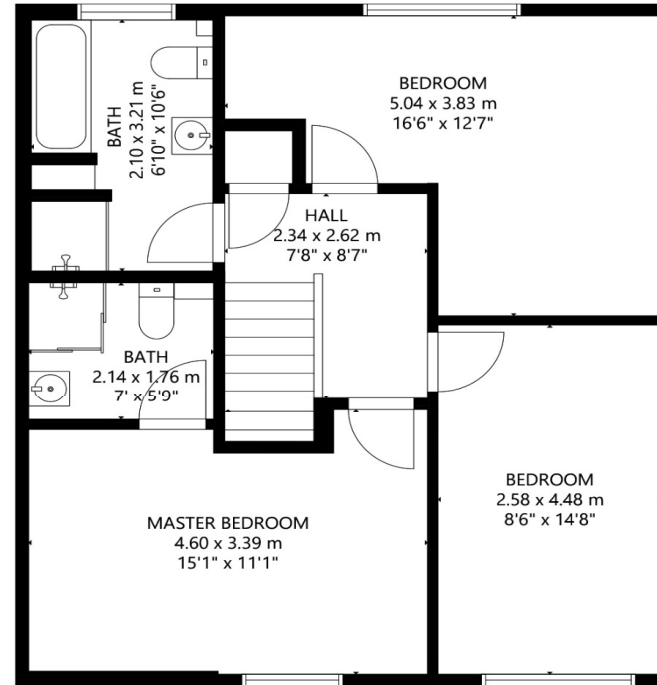
Mobile coverage inside likely with Three and O2

Mobile coverage outside likely with EE, Three, O2 and Vodafone





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 1,130 sq ft/ 105 m<sup>2</sup>  
 FLOOR 1: 471 sq ft/ 44 m<sup>2</sup>, FLOOR 2: 659 sq ft/ 61 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         | 92        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 78                      |           |
| (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 |           |

Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

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