



Squires Court, Highworth, Swindon, SN6 7FH

£435,000  
(Subject to Contract)

*Hanley's*

## Squires Court Highworth SN6 7FH

A two bedroom semi-detached house situated in a sought after gated development for the over 60's just a short level walk of the High Street and Market Place. Set over two floors the stylish accommodation, built by Archstone Lifestyle Homes in 2010 briefly comprises: To the ground floor; Entrance hall with storage cupboard, cloakroom/shower room, dual aspect living room with French doors opening onto the conservatory, kitchen/dining room with integrated appliances and French doors opening onto the rear garden. To the first floor is a spacious landing with built-in storage cupboards, bathroom and two double bedrooms; both with built-in wardrobes and master bedroom with en-suite shower room. Outside to the rear is an enclosed private garden with patio area and raised flower borders and there is an allocated parking space to the front. The property further benefits from gas radiator central heating, double glazing and stair lift. There is a current management charge, which also includes ground rent of £612.75 payable quarterly (2024). The property is offered for sale with NO ONWARD CHAIN.



**3 Bathrooms**



**2 Bedrooms**



**1 Reception**

**EPC: C 80**

**Council Tax Band: D**

**Tenure: Freehold**

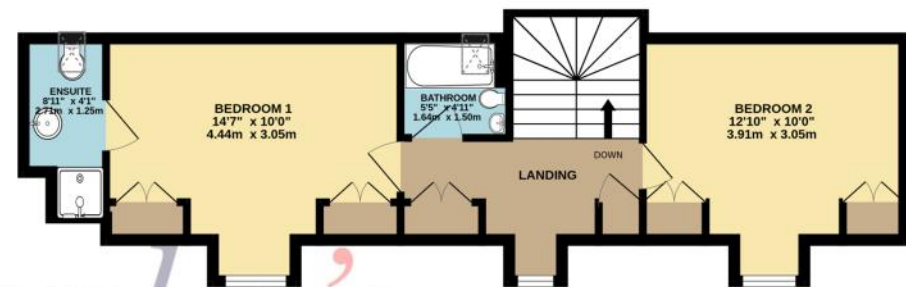


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GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

