



Windrush, Highworth, Swindon, SN6 7DZ

£225,000  
(Subject to Contract)

*Hanley's*



# Windrush Highworth, SN6 7DZ

Situated on the edge of Windrush this well presented and updated three bedroom house which has the great benefit of a personal door to the single garage from your rear garden. The property has been updated and improved by the current owners with accommodation comprising: Entrance porch, entrance hall with stairs to the first floor, living room, arch to the dining room with sliding patio doors to the rear garden. Fitted kitchen with washing machine, fridge and newly fitted electric oven. To the first floor: landing with airing cupboard hosing gas fired boiler and access to the loft space, bathroom with bath and shower over, three bedrooms; one with fitted wardrobes. Outside the gardens are well tended the front laid to lawn with shrubs and path to the entrance door. The rear garden is southerly facing, laid to lawn with flower and shrub border, area of stone chippings for patio table and a personal door leads to the garage and gated rear access. The single garage has power and light and driveway parking to the front. The property also benefits from gas radiator central heating and double glazing. The property is offered for sale with **NO ONWARD CHAIN WITH HIGHLY MOTIVATED SELLERS AND HAS BEEN PRICED TO ACHIEVE A QUICK SALE.**



**1 Bathroom**



**3 Bedrooms**



**1 Reception**

**EPC: D67**

**Council Tax Band: B**

**Tenure: Freehold**

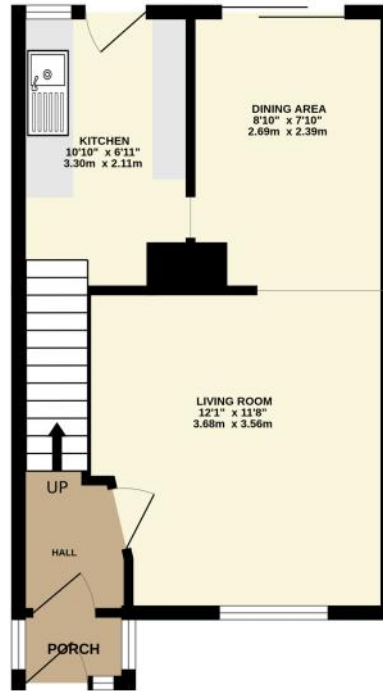


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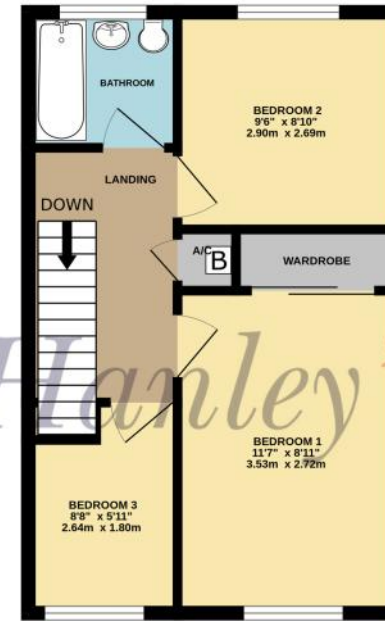




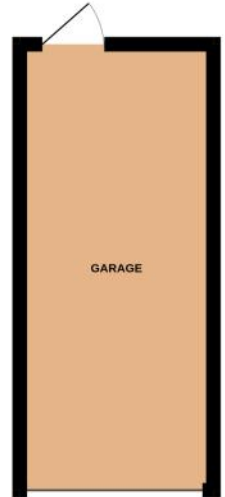
GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



140 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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