



Pound Road, Highworth, SN6 7LA

£330,000  
(Subject to Contract)

*Hanley's*

## Pound Road Highworth, SN6 7LA

A three bedroom detached property situated in a popular cul-de-sac location close to local amenities and schools. The property has been updated by the current owners, and offers the potential to further update. The accommodation comprises: porch, hall, cloakroom, dual aspect living room with wooden parquet flooring and door opening onto the rear garden, kitchen/dining room with built-in oven, hob and extractor fan over, lean-to/utility room with plumbing for washing machine and door to the rear garden. To the first floor is a family bathroom with shower over the bath and three bedrooms; master bedroom with en-suite shower room. The property further benefits from gas radiator central heating and double glazing. Outside to the front is a garden with a selection of flower and shrub borders and driveway parking. Gated access to the side of the property which has been block paved leads to the single insulated garage with power and light and access to the enclosed garden with decking area, lawn, selection of shrubs and flowers, garden path leading to the greenhouse, summer house and insulated shed, with power supply and light. **THE PROPERTY IS OFFERED FOR SALE WITH NO ONWARD CHAIN.**



**2 Bathrooms**



**3 Bedrooms**



**1 Reception**

**EPC: D62**

**Council Tax Band: D**

**Tenure: Freehold**

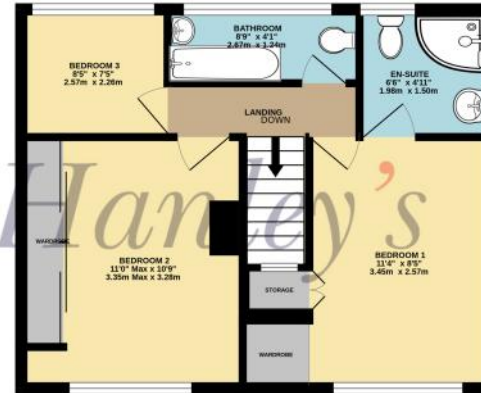


DISCLAIMER. These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



GARAGE  
147 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.



Hanley's Estate Agents  
25 High Street, Highworth, SN6 7AG  
Tel: 01793 762005 mail@hanleys.co.uk

