



The Archers, Highworth, Swindon, SN6 7ES

£259,950
(Subject to Contract)

Hanley's

The Archers Highworth SN6 7ES

Situated in a small private development just a short walk from the High Street this two bedroom terraced property has the benefit of personal access from the Southerly facing rear garden to the garage. The property offers the scope to update has accommodation comprising: Entrance hall with stairs to the first floor, living room with patio doors to the conservatory, downstairs W.C., fitted kitchen with built-in oven, hob, extractor fan over, fridge and freezer. To the first floor: landing, bathroom, two double bedrooms; one with an en-suite shower room. The property also benefits from gas radiator central heating and double glazing. Outside to the front the garden is mainly laid to lawn with a path to the front door. There is gated access to the South facing rear garden which is paved for ease of maintenance with a personal access door to the single garage with power and light and driveway parking to the front of the garage. The property is offered for sale with NO ONWARD CHAIN.

There is residents charge of £50.00 per year for the upkeep of communal areas.



2 Bathrooms



2 Bedrooms



1 Reception

EPC: C 70

Council Tax Band: C

Tenure: Freehold

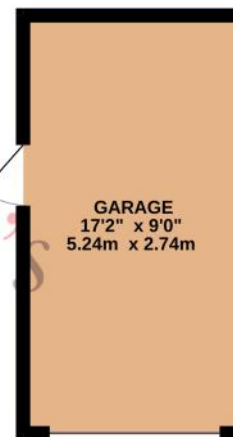
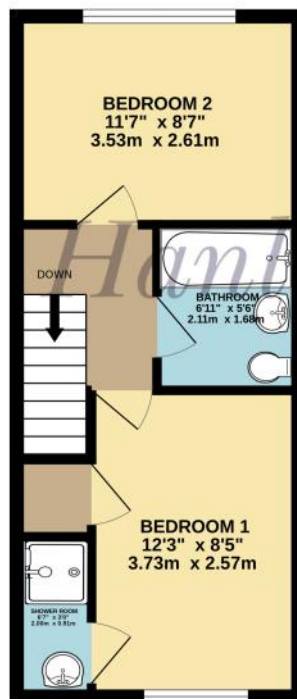
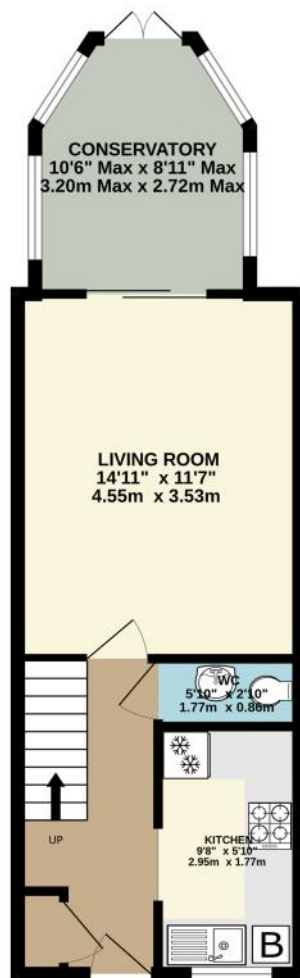


DISCLAIMER. These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise 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
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.

GARAGE
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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.

Made with Metropix ©2024

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

