



The Archers, Station Road, Highworth, Swindon, SN6 7ES

£249,000  
(Subject to Contract)

*Hanley's*

# The Archers Station Road 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 and fridge. 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.



**2 Bathrooms**



**2 Bedrooms**



**1 Reception**

**EPC: C 70**

**Council Tax Band: C**

**Tenure: Freehold**

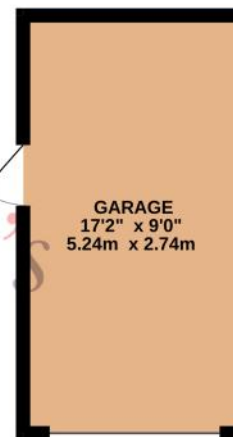
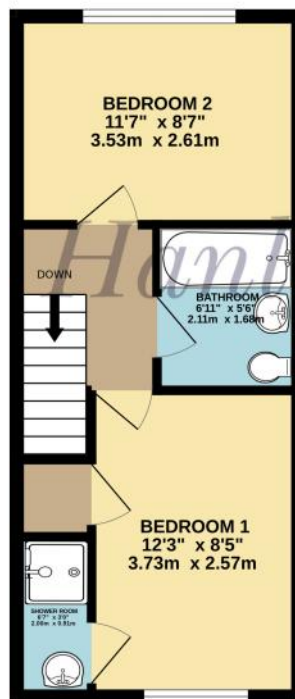
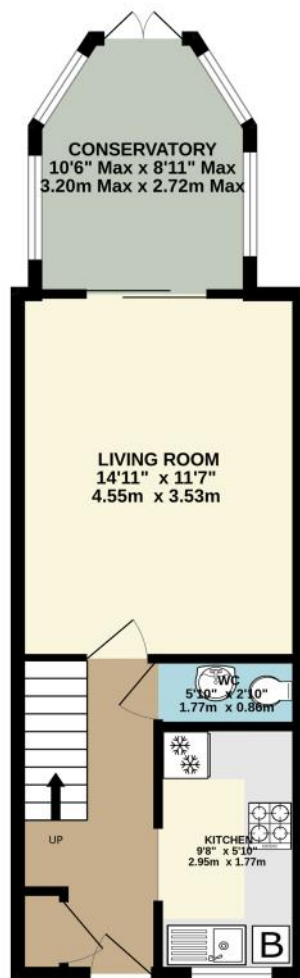


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GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

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.

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