



The Cullerns, Highworth, SN6 7NP

£270,000  
(Subject to Contract)

*Hanley's*

## The Cullerns Highworth SN6 7NP

A well presented two bedroom bungalow situated in the popular Cullerns area of Highworth. The property has been updated and extended with accommodation comprising: Entrance porch, hall with storage cupboard and access to the loft area, living/dining room with patio doors to the conservatory, fitted kitchen with integrated oven, gas hob and fitted fridge/freezer, shower room and two bedrooms; one with fitted wardrobes. Outside to the rear is an attractive and well tended garden with a southerly aspect, garden shed and gated rear access. To the front is a block paved driveway. Further benefits include gas radiator central heating, double glazing and the living/dining room wall and two bedroom walls have been insulated to the neighbours. The gas boiler was installed c.4years ago and has the remainder of the 10 year guarantee.



**1 Shower Room**



**2 Bedrooms**



**1 Reception**

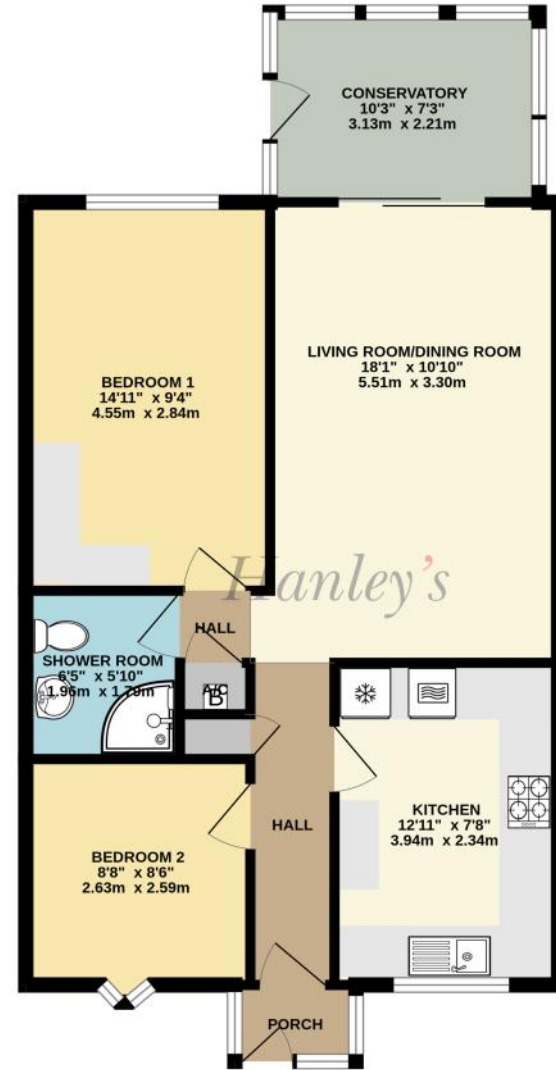
**EPC: C72**

**Council Tax Band: C**

**Tenure: Freehold**



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TOTAL FLOOR AREA : 698 sq.ft. (64.9 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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