The Elms, Highworth, SN6 7DD

£289,950
(Subject to Contract)

Hanley's

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A beautifully presented two bedroom Period property situated in the heart of Highworth within a level walk of the High Street. Having been updated and extended by the current owners to provide a very useful utility room and W.C. the characterful accommodation comprises: living room with multi-fuel wood burning stove, hall with stairs to the first floor and door to the study with exposed Cotswold stone wall and to the cellar, which is currently used as a workshop, re-furbished kitchen/breakfast room with integrated fridge, freezer, dishwasher, induction hob with extractor hood over, oven and microwave, separate utility room with space and plumbing for washing machine and tumble dryer with door to the W.C and stable door to the rear courtyard. To the first floor: landing, two double bedrooms; one with fitted wardrobes/storage and a stylishly re-fitted four piece bathroom suite with roll top bath and separate shower cubicle. To the rear is a small courtyard garden with gated rear access.

The property has been tastefully updated throughout by the present owners and further benefits include plantation shutters to all windows, gas radiator central heating with a gas fired boiler fitted July 2022, new double glazing fitted March 2021, new flooring and professionally decorated both internally and externally.

1 Bathroom

2 Bedrooms

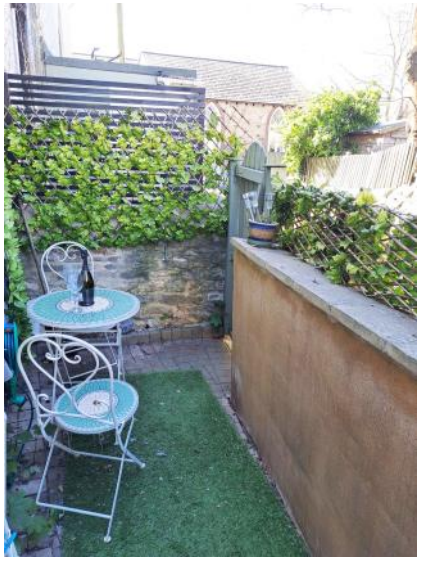
2 Receptions

EPC: D62

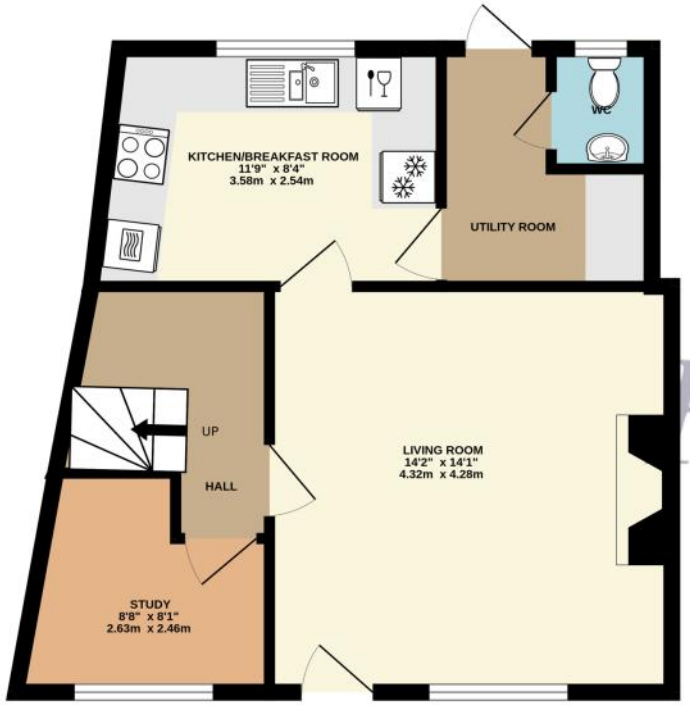
Council Tax Band: B **Tenure: Freehold**

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.

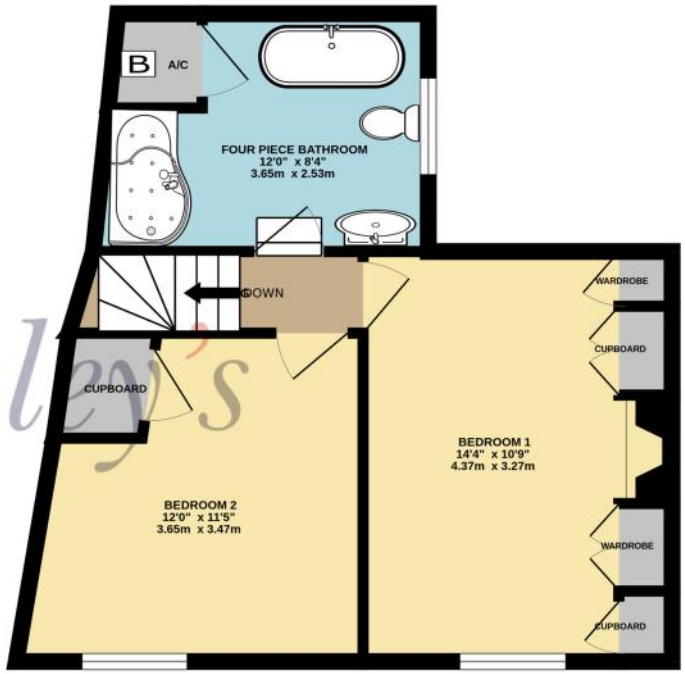
The Property Ombudsman



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



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TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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