



alan  
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**Callows Cross, Brinkworth, SN15 5DY**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





- Detached Bungalow
- Kitchen/Breakfast Room
- Two Conservatories
- Beautiful Mature Rear Garden
- Rural Cul-De-Sac Location

- Three Good Size Bedrooms
- Lounge/Diner
- 29ft Tandem Garage
- Ample Driveway Parking
- Complete Onward Chain

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PROPERTY SALES & LETTINGS



# 2 Callows Cross Brinkworth, SN15 5DY

**Guide price £450,000**

Welcome to this charming three bedroom detached bungalow located in the beautiful village of Brinkworth enjoying a wonderful fully enclosed mature rear garden and extensive driveway with a 29ft attached tandem garage.

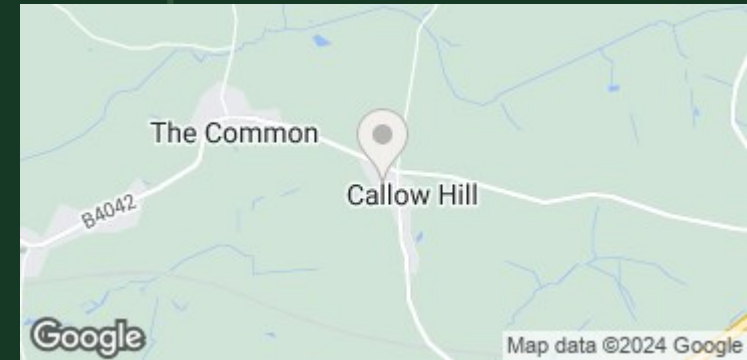
This well cared for property internally offers an entrance hallway, three good size bedrooms with bedroom one benefiting wall to wall fitted wardrobes, shower room, kitchen/breakfast room with a large conservatory porch/utility room, lounge/diner and a cosy sun room which in turn, provides access into the attached garage and out to the rear garden.

A large low maintenance block

paved driveway to the front provides parking for ample amount of vehicles. There is a beautiful mature garden to the rear with a garden laid to lawn, patio seating area, shed & greenhouse with a variety of flowerbeds, shrubs and trees.

This property is heated via an oil fired central heating system and benefits from uPVC double glazing with good potential to further extend STPP.

Don't miss the opportunity to make this lovely bungalow your new home. Book a viewing today and discover the charm and potential this property has to offer.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222


## Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2698.66  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		







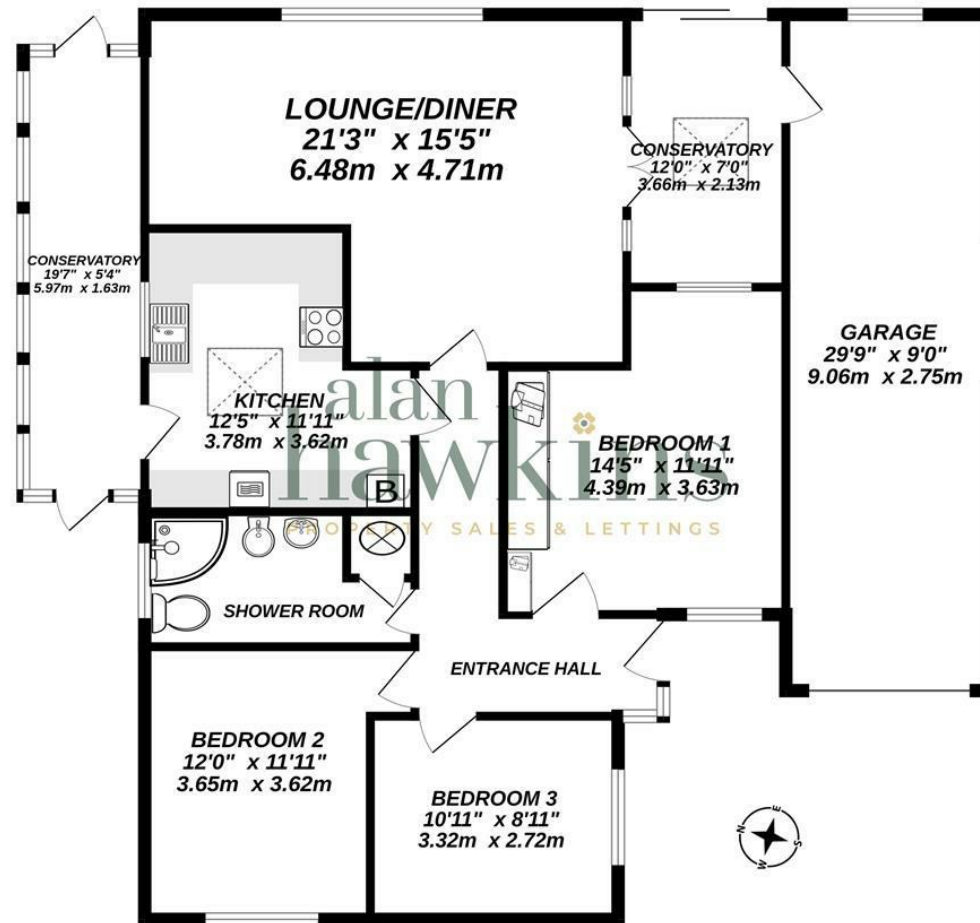








GROUND FLOOR  
1405 sq.ft. (130.5 sq.m.) approx.



TOTAL FLOOR AREA: 1405 sq.ft. (130.5 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.



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