



The Corner House, 2a, Hillside, Leigh, SN6 6RE

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PROPERTY SALES & LETTINGS



- Three Storey Detached Home
- En-Suite Shower Room
- Lounge/Diner
- Fitted Kitchen
- Private Rear Garden

- Three Bedrooms
- Bathroom With Separate Shower
- Downstairs Cloakroom
- Driveway
- No Onward Chain

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2a Hillside Leigh, SN6 6RE

£325,000

For sale with NO ONWARD CHAIN is this attractive and well presented three bedroom three storey DETACHED home situated in this semi rural hamlet of Leigh, a desirable location on the edge of the Cotswolds within a short drive of Swindon, Cricklade, Royal Wootton Bassett and Ashton Keynes with the added attraction of being within the catchment area of Ashton Keynes Primary School.

This property was designed and constructed in 2006 by the current owners and presents internally a light open plan living/dining room, modern fitted kitchen with LPG hob and downstairs WC all with UNDERFLOOR HEATING as well as an additional lean to porch to the side. To the first floor is a spacious landing, two bedrooms with fitted wardrobes and a bathroom with separate shower cubicle.

The top floor provides a third bedroom with en-suite shower room and fitted wardrobe. Outside to the front is driveway parking with EV charging point and side gated access to a private, fully enclosed low maintenance garden with storage shed included.

Further benefits of this property include uPVC double glazing, oil fired heating, mains water, mains drainage and full fibre broadband with speeds of up to 1000Mbps (ofcom)

All in all, a fantastic property on offer. Call Alan Hawkins Property Sales today to arrange a viewing.



Viewings

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

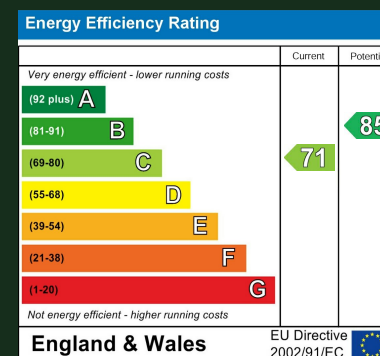
Council Tax: Wiltshire

Tax Band D For year 2024/25 = £2189.18
For information on tax banding and rates, please call Wiltshire

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

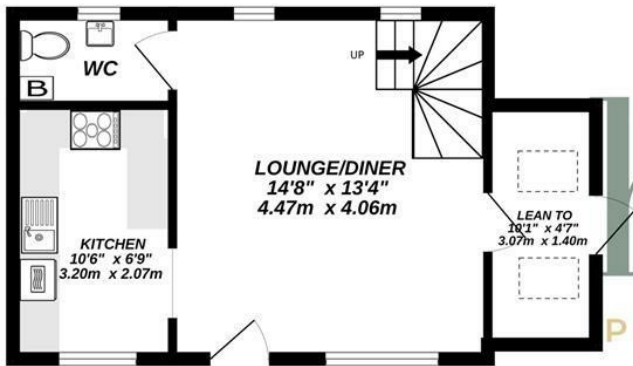








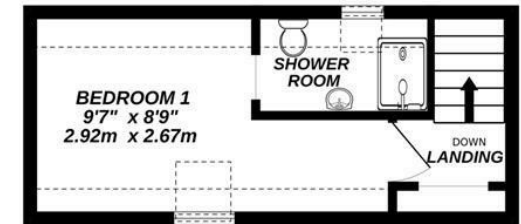
GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



2ND FLOOR
179 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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