

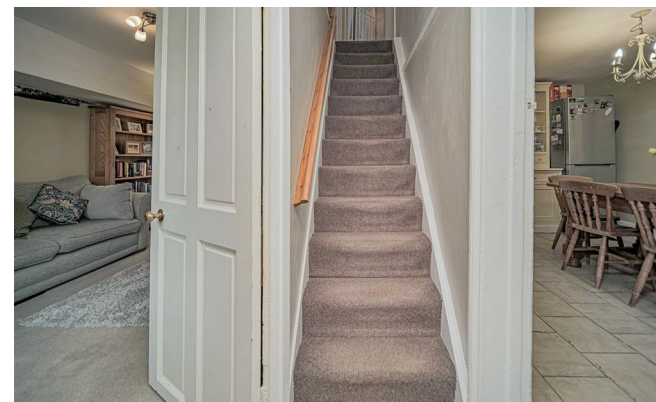


## Old Road

Beanacre SN12 7PU

- Characterful Property
- Three Bedrooms
- Downstairs WC
- Popular Village of Beanacre
- Semi-Detached
- Generous Bathroom

**£325,000 Freehold**







### **Hall**

Door from front, stairs to First Floor and doors to Living Room and Dining Room.

### **Living Room**

13'2" x 12'8"

Window to front elevation, radiator and wood burner,

### **Dining Room**

13'3" x 9'11"

Window to front elevation, radiator, open to Kitchen.

### **Kitchen**

5'10" x 12'9"

Fitted with a range of base and eye level units with worktop space over, ceramic sink with drainer, space for washing machine and range cooker, window to rear elevation, patio doors to rear Garden and door to WC.



## **WC**

Window to rear elevation, fitted with two piece suite comprising, wash hand basin and WC.

## **Landing**

Doors to Bedrooms and Bathroom.

## **Bedroom One**

14'0" x 10'7"

Window to front elevation and radiator.

## **Bedroom Two**

13'7" x 7'10"

Window to front elevation, over stairs storage and radiator.

## **Bedroom Three**

6'6" x 7'1"

Window to rear elevation and radiator.

## **Bathroom**

Fitted with four piece suite comprising bath, shower enclosure, wash hand basin and WC, window to rear elevation and radiator.

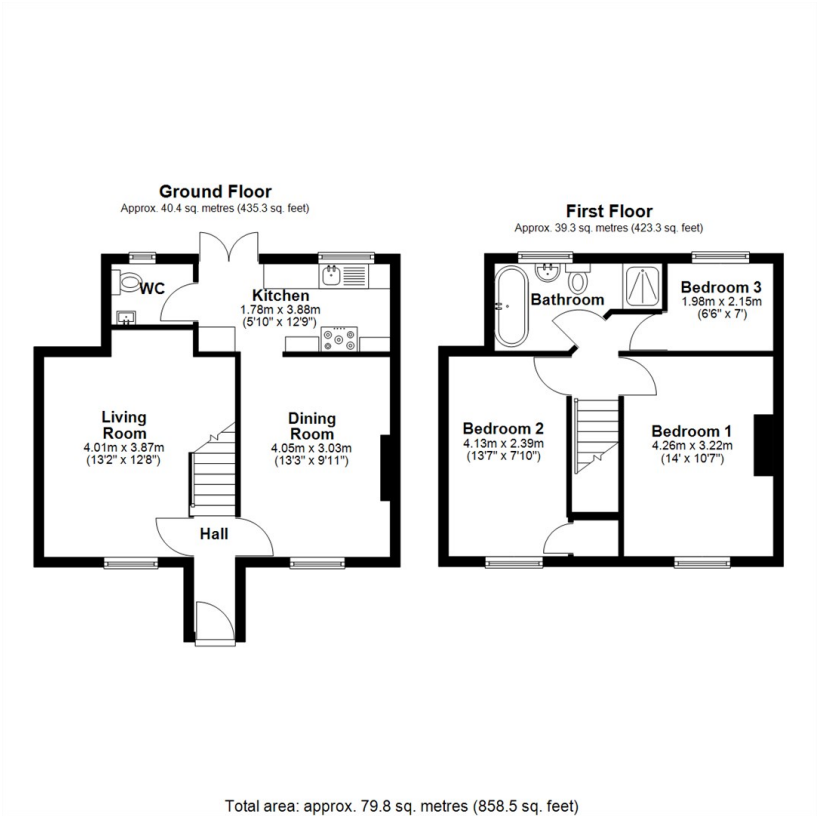
## **Outside**

Courtyard garden to rear and gated garden to front of property with EV charger.





Local Authority **Wiltshire**  
Council Tax Band **D**  
EPC Rating **D**



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.