



KINGSTONS

The Common

, Broughton Gifford SN12 8NA

- Period Property
- Two Reception Rooms
- Utility / WC
- Popular Village Location
- Beautiful Garden
- Two Double Bedrooms

£400,000 Freehold





Hall

Radiator, stairs to first floor and doors to Living Room and Snug.

Snug

10'6" x 10'1"

Window to front elevation and two radiators.

Living Room

11'1" x 12'6"

Two radiators, wood burner, door to Utility/WC and open to Kitchen.

Utility/WC

9'0" x 8'7"

Fitted with a worktop space, large sink, plumbing and space for washing machine, fitted with WC, window to rear elevation and storage cupboards.



Kitchen

8'9" x 14'6"

Fitted with a range of bespoke base and eye level units with worktop space over, sink with mixer tap, space for fridge, freezer and dishwasher, built-in oven and hob, skylight, radiator and bi-fold door to garden.

Landing

Over stairs storage and doors to Bedrooms and Bathroom.

Bedroom One

10'6" x 13'3"

Window to front elevation and radiator.

Bedroom Two

9'0" x 8'4"

Entrance hall with storage area, window to rear elevation and radiator.

Bathroom

5'5" x 11'0"

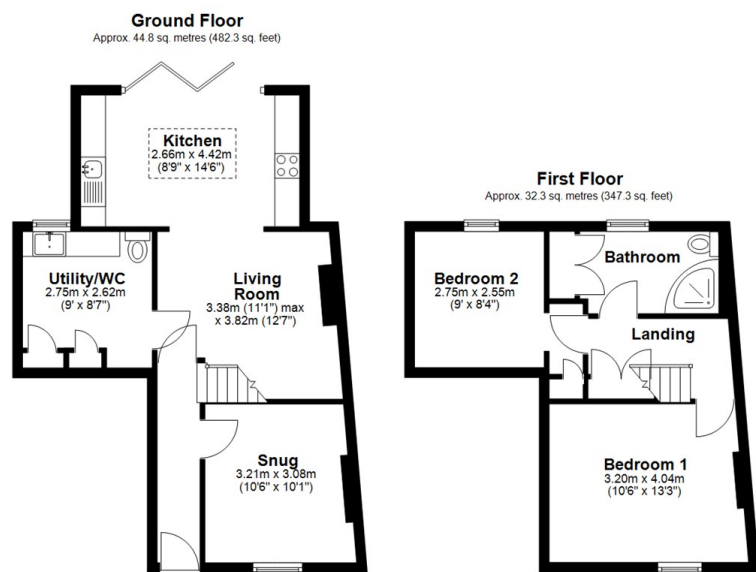
Fitted with three piece suite comprising shower enclosure, wash hand basin and WC, window to rear elevation and storage cupboard.

Outside

Walled garden to front and rear garden with side access including barn, shed and several seating areas.



Local Authority **Wiltshire**
Council Tax Band **B**
EPC Rating **E**



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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.

