

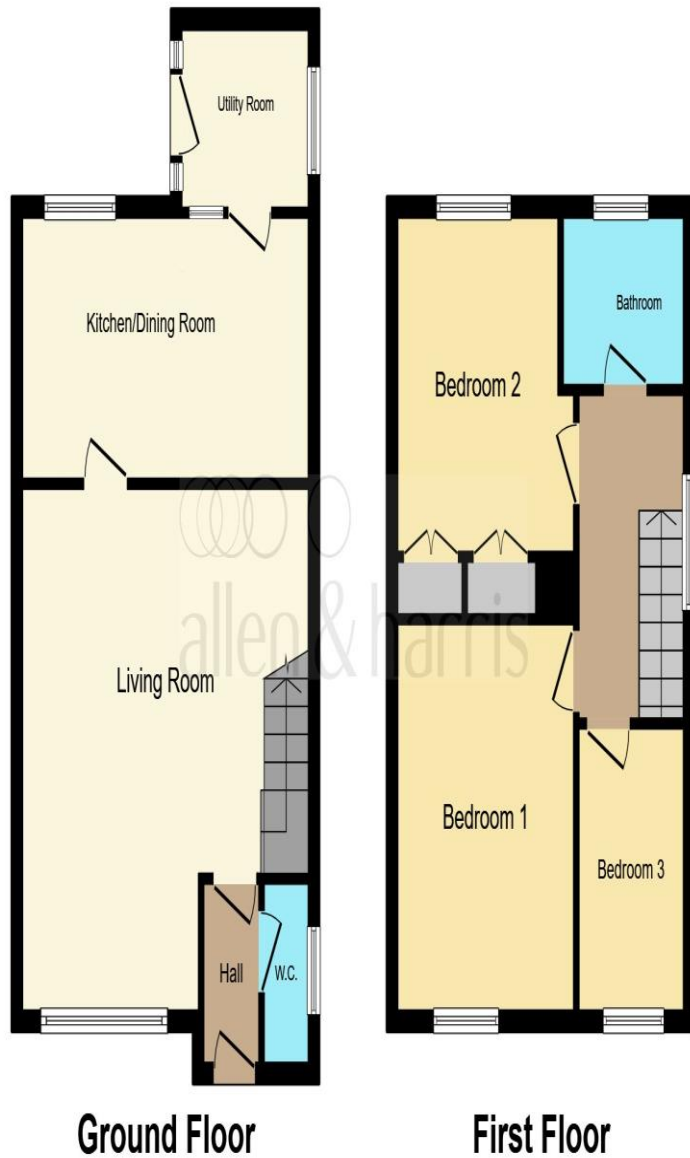


Bratton Avenue, Devizes SN10 5BA

welcome to
Bratton Avenue, Devizes

This well-maintained property features a spacious living area, modern kitchen, rear garden & garage. Situated in a desirable location, close to amenities and local attractions, this three bed end-of-terrace home in Devizes presents a rare opportunity to embrace a comfortable and stylish lifestyle.





Entrance Hall

Bathroom

6' 10" x 5' (2.08m x 1.52m)

Cloakroom

5' 1" x 2' (1.55m x 0.61m)

Outside

Lounge

17' MAX x 16' MAX (5.18m MAX x 4.88m MAX)

Kitchen / Diner

17' x 8' (5.18m x 2.44m)

Utility Room

7' x 5' (2.13m x 1.52m)

Landing

Bedroom One

12' x 10' (3.66m x 3.05m)

Bedroom Two

10' x 10' (3.05m x 3.05m)

Bedroom Three

8' 11" x 6' (2.72m x 1.83m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Bratton Avenue, Devizes

- Three Bed End of Terrace
- Corner Plot
- Desirable Location
- Front & Rear Garden & Garage
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: D

guide price

£260,000

directions to this property:

Head southeast on Northgate St toward The Market Pl

Continue onto The Market Pl

Continue onto St.John's St

Continue onto Long St

At the roundabout, take the 1st exit onto Southbroom Rd/A360

At the roundabout, take the 2nd exit onto Pans Ln

Turn left onto Sarum Dr

Turn left onto Bratton Ave

Destination will be on the right

Arrive: Bratton Avenue, Devizes SN10 5BA



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/DVZ105148](https://www.allenandharris.co.uk/Property/DVZ105148)



Property Ref:
DVZ105148 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01380 729900



devizes@allenandharris.co.uk



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



[allenandharris.co.uk](https://www.allenandharris.co.uk)