





#### welcome to

# **Matilda Way, DEVIZES**

Nestled in the sought-after residential area of Matilda Way, this well-maintained 2-bedroom property offers an excellent blend of modern comfort and convenience. Boasting two generous double bedrooms, this home provides plenty of space for a small family, professionals, or downsizers seeking a peaceful lifestyle without compromising on room size.

The highlight of the property is its modern kitchen, equipped with sleek countertops and contemporary appliances, ideal for both casual meals and entertaining guests. Adjoining the kitchen is a bright and airy conservatory, a perfect space to unwind while enjoying views of the private garden, making it suitable for year-round relaxation or as an additional dining area.

The property also features a recently updated, stylish shower room, complete with modern fittings, ensuring a touch of luxury in your daily routine. For those in need of storage or parking, the private garage offers ample space, adding further convenience to this well-rounded home.

Located in a quiet yet convenient part of Devizes, with easy access to local amenities, shops, and transport links, this home is perfect for those seeking a combination of modern living and tranquil surroundings.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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## Matilda Way, DEVIZES

- Two Bedrooms
- Garage
- Driveway Parking
- Modern Kitchen & Shower Room
- Peaceful Location

Tenure: Freehold EPC Rating: D

# £250,000









Please note the marker reflects the postcode not the actual property

# view this property online allenandharris.co.uk/Property/DVZ106555



Property Ref: DVZ106555 - 0002 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.

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