



**Edencroft, Highworth Swindon SN6 7NJ**

**welcome to**

**Edencroft, Highworth Swindon**

Allen & Harris are delighted to market this well presented 3 bed home located in the very popular market town of Highworth offering an entrance porch, cloakroom, living room, kitchen/diner, Conservatory, 3 Beds, bathroom and an enclosed garden + driveway parking



**Entrance Porch**

Double glazed window and door.

**Entrance Hall**

Convection heater and a storage heater.

**Cloakroom**

6' x 2' 6" ( 1.83m x 0.76m )

Double glazed front aspect window, wash hand basin, w/c, wash hand basin and fully tiled.

**Lounge**

13' 7" x 12' 11" ( 4.14m x 3.94m )

French doors to the conservatory and a convection heater.

**Kitchen**

10' max x 19' 2" ( 3.05m max x 5.84m )

Fitted kitchen with wall and base units with worksurfaces over, sink and drainer, space and plumbing for washing machine, space for a electric over, cookerhood, boiling water tap and a double glazed front and rear aspect window.

**Conservatory**

9' 7" x 17' 5" ( 2.92m x 5.31m )

Double glazed window surround with a mini wall and a electric storage heater.

**First Floor****Landing**

Double glazed front aspect window, storage heater, loft access and an airing cupboard.

**Bedroom One**

12' 11" x 12' 6" ( 3.94m x 3.81m )

Double glazed rear aspect window.

**Bedroom Two**

13' x 10' 9" ( 3.96m x 3.28m )

Double glazed rear aspect window and built in storage.

**Bedroom Three**

7' 5" x 9' ( 2.26m x 2.74m )

Double glazed front aspect window and a built in wardrobe.

**Bathroom**

6' 9" x 6' 2" ( 2.06m x 1.88m )

Fitted suite with a shower cubicle, wash hand basin and w/c with storage around, fully tiled and a double glazed front aspect window.

**Outside****Rear Garden**

Enclosed rear garden, with artificial turf and gravel. Gated access to the rear. Storage shed.

**Large Driveway**

**view this property online** [allenandharris.co.uk/Property/HWT105616](http://allenandharris.co.uk/Property/HWT105616)



welcome to

## Edencroft, Highworth Swindon

- Terraced Home
- Three Spacious Bedrooms
- Kitchen/Diner & Lounge
- Conservatory
- Enclosed & Private Rear Garden

Tenure: Freehold EPC Rating: D

# £275,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/HWT105616](https://www.allenandharris.co.uk/Property/HWT105616)



Property Ref:  
HWT105616 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01793 762407**



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



**allenandharris.co.uk**