



Edencroft, Highworth Swindon SN6 7NJ

welcome to

Edencroft, Highworth Swindon

****Virtual Tour**** 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, cooker hood, 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](https://www.allenandharris.co.uk/Property/HWT105616)



welcome to

Edencroft, Highworth Swindon

- Virtual Tour
- Terraced Home
- Three Spacious Bedrooms
- Kitchen/Diner & Lounge
- Conservatory

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£265,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT105616



Property Ref:
HWT105616 - 0005

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