





welcome to

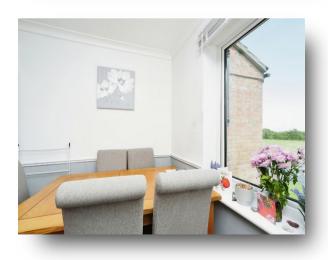
Edencroft, Highworth SWINDON

Allen and Harris are pleased to offer this spacious two bedroom first floor maisonette located in the popular market of Highworth. The property has been well maintained and improved by the current owner and is an ideal first time purchase or investment property.













Entrance Via Door To

Hallway

Airing cupboard. Loft access.

Cloakroom

Window to side. Wash hand basin. W.C.

Study

5' 3" x 4' 6" (1.60m x 1.37m) Window to side.

Living Room

16' 7" x 10' 2" (5.05m x 3.10m) Window to front. Wall mounted heater.

Kitchen/Diner

17' 1" x 10' 5" (5.21m x 3.17m)

Windows to front and rear. Range of wall and base mounted units with work surfaces over. Sink and drainer unit, Tiled splashblacks. Space for cooker. Plumbing for washing machine, Ceramic tiled floor.

Landing

Bedroom One

11' \times 9' 10" ($3.35 \text{m} \times 3.00 \text{m}$) Window side. Wall mounted heater. Storage cupboard.

Bedroom Two

11' x 10' 7" (3.35m x 3.23m) Window to side. Wall mounted heater.

Bathroom

Window to side, Panelled bath. Wash hand basin.

Parking

On street parking





welcome to

Edencroft, Highworth SWINDON

- First Floor Maisonette
- Two Bedrooms
- Study
- 16ft Living Room
- 17ft Kitchen/diner

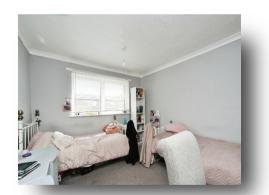
Tenure: Leasehold EPC Rating: E

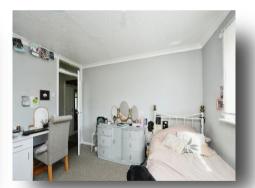
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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

£160,000







Roundillis Me Bad

Knowlands

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT105720



Property Ref: HWT105720 - 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.

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.





01793 762407



Highworth@allenandharris.co.uk



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



allenandharris.co.uk