



Knowlands, Highworth Swindon SN6 7NE

welcome to

Knowlands, Highworth Swindon

A deceptively spacious three bedroom family home. The property has a single story extension offering generous downstairs living space along side a rear kitchen/diner opening onto a south facing rear garden. Externally is an integral garage and driveway parking to the front. Call today to view!



Entrance Porch

This welcoming entrance porch has a double glazed door to front aspect of the property. The porch has a door leading to the living area and laminate flooring throughout.

Living Room

17' 9" max x 11' 11" (5.41m max x 3.63m)

The living room has a double glazed window to front aspect of the property. The room has bi-folding doors giving access to kitchen/diner, radiator and laminated flooring throughout.

Kitchen/ Diner

20' max x 9' 4" (6.10m max x 2.84m)

The kitchen has a double glazed window to rear aspect of the property. The kitchen has patio door giving access to rear garden, door giving access to stairs rising to first floor landing and another door giving access to garage. The room has a range of wall and base mounted units with work surfaces over, stainless steel sink and drainer unit, tiled walls, space and plumbing for oven, cooker hood, space and plumbing for washing machine, space and plumbing for dish washer, space for fridge/freezer, radiator and laminated flooring throughout.

Landing

The landing has doors giving access to all bedrooms and bathroom, loft access and airing cupboard.

Bedroom One

11' 9" x 8' 6" (3.58m x 2.59m)

Bedroom one has a double glazed window to front aspect of the property. The room has a telephone access point, radiator and laminated flooring throughout.

Bedroom Two

13' 4" x 6' 11" (4.06m x 2.11m)

Bedroom two has a double glazed window to rear aspect of the property. The room offers fitted wardrobes, radiator and laminated flooring throughout.

Bedroom Three

11' 11" x 6' 4" (3.63m x 1.93m)

Bedroom three has a double glazed window to front aspect of the property and offers a radiator.

Bathroom

7' 1" x 5' 7" (2.16m x 1.70m)

The bathroom has a double glazed window to rear aspect of the property. The room offers a W.C, wash hand basin, splash back tiling, bath and radiator.

Garage

15' 11" x 8' 5" (4.85m x 2.57m)

The garage has up and over doors, power and light, boiler and a door leading to the kitchen.

Driveway

Driveway to front of the property.

Highworth

Highworth Town centre is right on the doorstep and can be reached on foot and is only a short walking distance away. Highworth itself is a hilltop market town having extensive views stretching to the Wiltshire downs, the Vale of the White Horse and the Cotswolds. Situated in the north eastern corner of Wiltshire evidence suggests that Highworth has seen almost continuous occupation for around 4,000 years.



view this property online allenandharris.co.uk/Property/HWT105888



welcome to

Knowlands, Highworth Swindon

- Mid Terrace Family Home
- Deceptively Spacious
- Three Bedrooms
- 20ft Kitchen/diner
- 17ft Living Room

Tenure: Freehold EPC Rating: C

£287,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, room areas, coverage 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.



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/HWT105888](https://www.allenandharris.co.uk/Property/HWT105888)



Property Ref:
HWT105888 - 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