



Highworth Road, South Marston Swindon SN3 4SB

welcome to

Highworth Road, South Marston Swindon

Charming Two-Bedroom Cottage - Jasmine Cottages, South Marston - Full of Charm and Character - Large Living Room with Charming Fireplace - Kitchen/breakfast room - Utility Room - Two Bedrooms and Bathroom - Enclosed Garden - Garage with Shared Driveway.



Entrance Porch

Window to front. Side access door,

Lounge

25' 3" x 9' 9" (7.70m x 2.97m)

Window to front. Rear access patio doors to garden. Radiator. Feature fireplace coal effect gas fire. Stairs to first floor.

Kitchen

12' 11" x 9' (3.94m x 2.74m)

Window to front and side. Fitted kitchen comprising of a range of wall and base mounted units with work surfaces over. Single bowl sink and drainer unit. Electric oven. Gas hob. Extractor fan. Plumbing for washing machine. Side access, Window to rear. Radiator. Door to utility room.

Utility

5' 11" x 4' (1.80m x 1.22m)

Window to front and rear. Rear access, Window to front, Side access door to garden. Radiator. Appliance space.

Landing**Bedroom One**

21' 6" x 9' 5" (6.55m x 2.87m)

Window to front. Radiator. Built-in wardrobe. Storage cupboard,

Bedroom Two

9' x 9' 8" (2.74m x 2.95m)

Window to rear. Radiator,

Bathroom

Window to side. Fitted suite comprising of panelled bath with shower over. Low level W.C. Hand wash basin. Radiator, Part tiled walls.

Rear Garden

Enclosed panel fencing, Laid to lawn. Mature hedges and trees, Side access gate,

Parking

Shared driveway.

Garage

Up and over door, Power and light.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



view this property online allenandharris.co.uk/Property/HWT106114



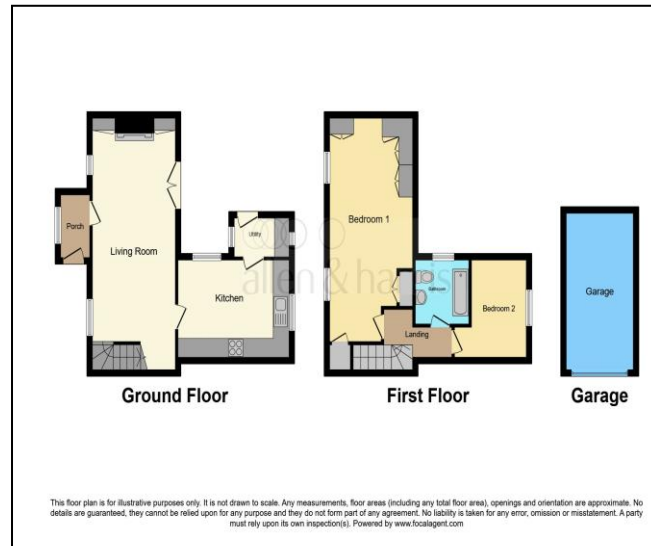
welcome to

Highworth Road, South Marston Swindon

- Charming Two-Bedroom Cottage
- Full With Charm and Character
- Large Living Room with Feature Fireplace
- Kitchen/breakfast Room
- Utility Room

Tenure: Freehold EPC Rating: D

£315,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT106114



Property Ref:
HWT106114 - 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