



📍 Honeysuckle Cottage, 10 Sells Green, Seend, Melksham, Wiltshire, SN12 6RW

🏷️ Asking Price £285,000

A wonderfully charming and cosy, 3-bedroom, end of terrace, period home in the hamlet of Sells Green with an easily maintainable garden, great for entertaining. Offered with 2 parking spaces and the vendors are suited for their onward plans already.

- Period 3-Bedroom Home
- Full Of Character
- Parking For Two Cars To The Side
- Located In The Hamlet Of Sells Green
- Very Well Presented
- Great Rear Garden Space
- End Of Terrace
- Vendors Suited Onwards

🏡 Freehold

📊 EPC Rating



In the heart of the quaint hamlet of Sells Green, with countryside living just on your doorstep, lays this charming 3-bedroom end-of-terrace cottage. Immaculately presented and ready to move in today!

From the moment you step through the welcoming porch, you'll be captivated by the immaculate presentation and thoughtful design of this inviting home. The ground floor unfolds to reveal a cosy lounge, featuring a rustic wood burner that adds warmth and character, providing the ideal space for relaxation. The true heart of the home lies in the generous and modern kitchen/diner which makes for great entertaining space. Just off the kitchen is the downstairs modern 3 piece bathroom. The first floor offers you 3 double bedrooms.

Externally, you have the added bonus of parking for 2 cars and a wonderful private garden with a gravelled seating area to be enjoyed on those light summer nights.

Call Strakers now to book a viewing to avoid the disappointment of missing out on this utterly charming home.

#### **Situation**

The cottage is situated in the small hamlet of Sells Green which is conveniently placed between the larger towns of Devizes and Melksham. Sells Green is a mixture of houses and cottages and borders open countryside with the famous Kennet and Avon canal close by and local public house within walking distance. Both nearby towns offer a good range of shopping and entertainment facilities.

#### **Property Information**

Agents note: A new EPC has been ordered and will be uploaded when it is received.

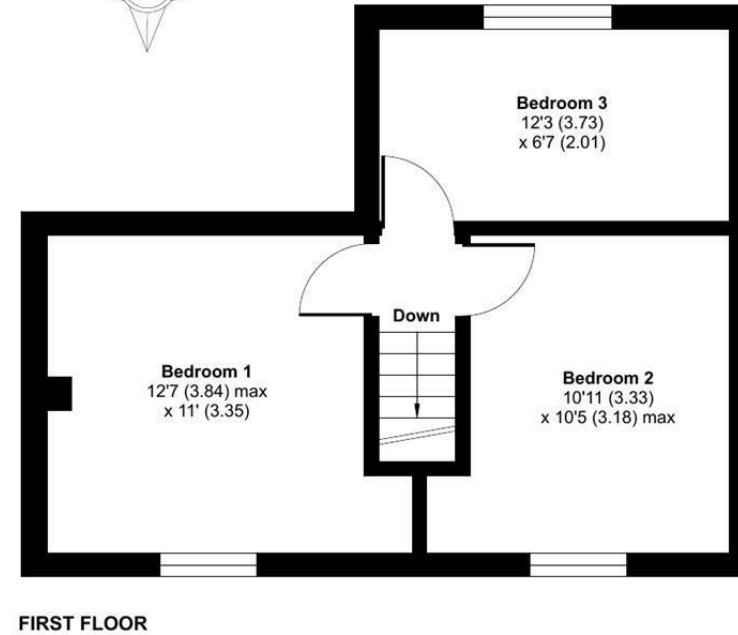
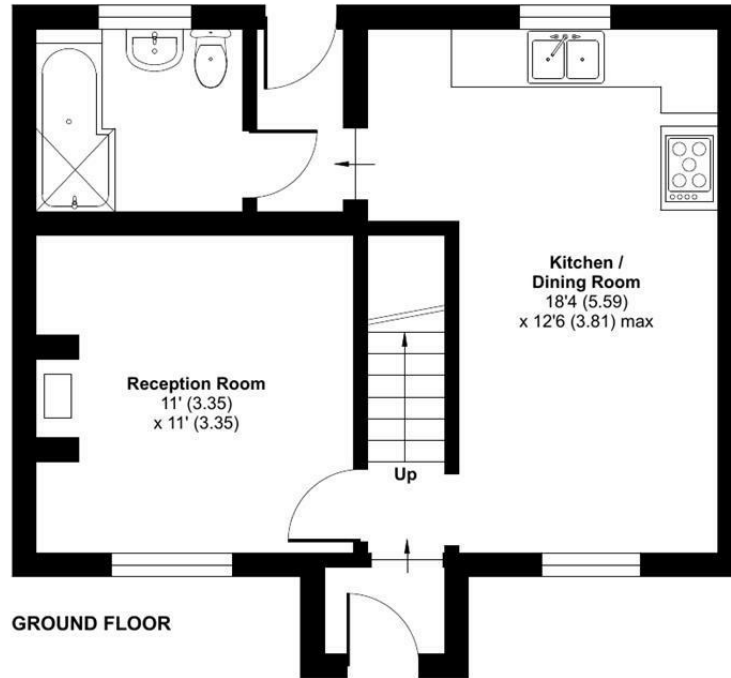
Oil central heating. mains water, drainage and electricity.



# Sells Green, Seend, Melksham, SN12

Approximate Area = 793 sq ft / 73.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1074867

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