



📍 11 The Ham, Market Lavington, Wiltshire, SN10 4DF

🏠 Guide Price £220,000

A well-presented, 2-bedroom, terraced home, perfect for first time buyers, in the popular village of Market Lavington. There is currently planning permission applied for, for an extension to the front (PL/2024/01634).

- Popular Village Location
- Planning Permission Applied For
- 2-Bedroom Terraced Home
- Perfect For First Time Buyers
- Immaculately Presented
- Buyers Suited
- Enclosed Rear Garden
- Allocated Parking For 2 Vehicles

🏡 Freehold

📊 EPC Rating D



An immaculately presented, 2-bedroom terraced home, on the outskirts of the popular village of Market Lavington, with it's many amenities right on your doorstep. This home really would be perfect for first time buyers looking to get their foot on the ladder.

Upon entry to this well-presented home, you are greeted with an entrance porch and hallway which gives a great opportunity for coat and boots storage, this is also where planning permission has been applied for, for a 2-storey extension of the current porch, to allow for extra living room space and an extra bedroom. Walking through, the well proportioned living room is light and airy, with an under stair storage cupboard. The modern dual aspect kitchen/breakfast room, offers a range of floor and wall mounted units for good storage and worktop space, ample space for dining and French doors opening to the rear garden.

On the first floor, there are 2-double bedrooms. The principal bedroom has built in storage and space for free-standing units. A recently refitted, family bathroom, completes the internal accommodation.

Externally, an enclosed, easily-maintainable rear garden, with rear access to the 2 allocated parking spaces.

Situation

The property is located in a popular close on the edge of the village, within a short stroll of the exceptional facilities the village has to offer including primary and secondary schooling (Dauntsey's School is less than 2 miles away, Marlborough College and St Marys Calne also easily accessible), a doctors surgery, a public house, pharmacy, a Co-op food shop, butchers, an active village hall, a church and numerous local footpaths over rural countryside.

Market Lavington lies about five miles south of the bustling market town of Devizes - the larger centres of Bath, Salisbury, Swindon, Chippenham and Marlborough are all within easy motoring distance. The A303 to the south and M4 to the north provide fast road access to London and the West Country. Mainline rail services are available at Pewsey, Westbury and Andover.

Property Information

Tenure: Freehold

EPC Rating: D

Council Tax: Band: B

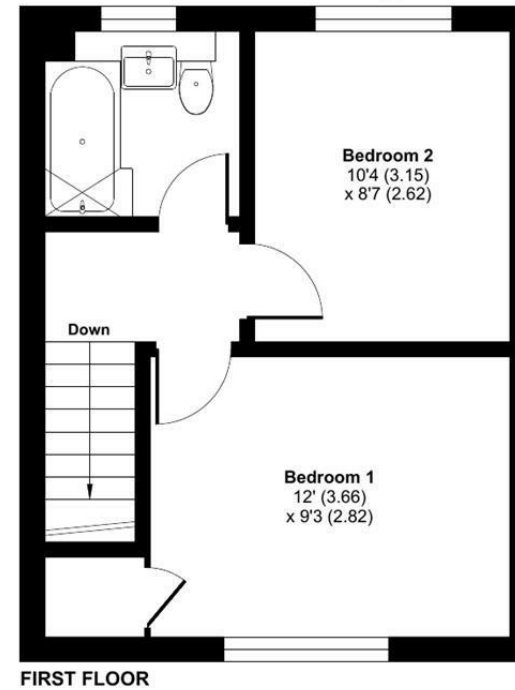
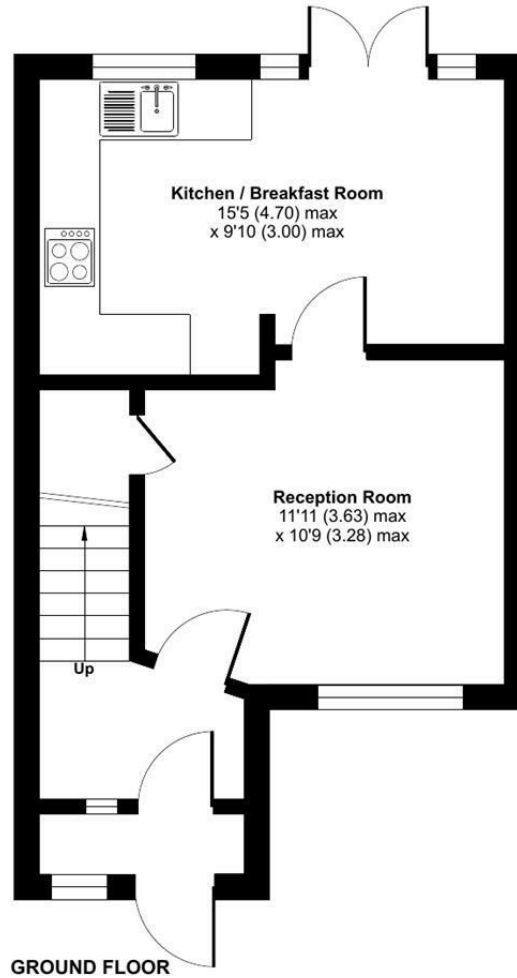
Services: Electric heating, mains water, drainage & electricity.



The Ham, Market Lavington, Devizes, SN10

Approximate Area = 669 sq ft / 62.1 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: 1104165

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