



📍 35 Avon Road, Devizes, Wiltshire, SN10 1PR

🏠 Guide Price £335,000

A charming 1920's three bedroom semi-detached home located on the popular Avon Road in Devizes

- Three Bedrooms
- Semi-Detached Home
- Built in 1927
- Stunning Tiered Garden to Rear
- Driveway and Garage
- Character Features
- Walking Distance to Town
- Double Glazed Throughout
- Gas Central Heating
- Close to Kennett and Avon Canal

🏡 Freehold

🏠 EPC Rating E



****THREE BEDROOMS**SEMI-DETACHED FAMILY HOME**DRIVEWAY AND GARAGE**BEAUTIFUL GARDENS**CLOSE TO DEVIZES TOWN**CHARACTER PROPERTY****

Believed to have been built in 1927 by Chivers Builders, this charming three bedroom semi-detached home boasts a hoast of quirky character features, coupled with stunning gardens to the rear with the convenience of being a short walk to Devizes town centre, amenities as well as walking distance to the renowned Kennet & Avon Canal. The property retains key original features such as house name plate, picture rails, doors and door plates and fireplaces. Windows to rear elevation were renewed with UPVC in 2018.

Walking in through the front door, there is a beautiful living room to the left hand side with feature fireplace and multi fuel stove and a bay window to front of house. There is a further separate dining/reception room further down the hallway on the left hand side with feature fireplace and window to rear conservatory. The welcoming galley kitchen is to the rear of the house with an abundance of floor and wall units and plumbing and space for white goods. There is a separate conservatory access from the kitchen to the rear of the house with sliding doors to rear garden.

Upstairs on the first floor are two double bedrooms with feature fireplaces and a further single bedroom. There is a separate family bathroom.

Within the South East facing garden to rear is an ornamental pond, raised flower beds, three sheds, one workshop and a greenhouse. The garage to side of the house, workshop and Caen Hill Halt shed all have power and light. The garden is particularly well established and will make for the perfect ongoing project for the new owner.

Overall viewings are highly recommended for this lovely home to fully appreciate its charm.

Situation

Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

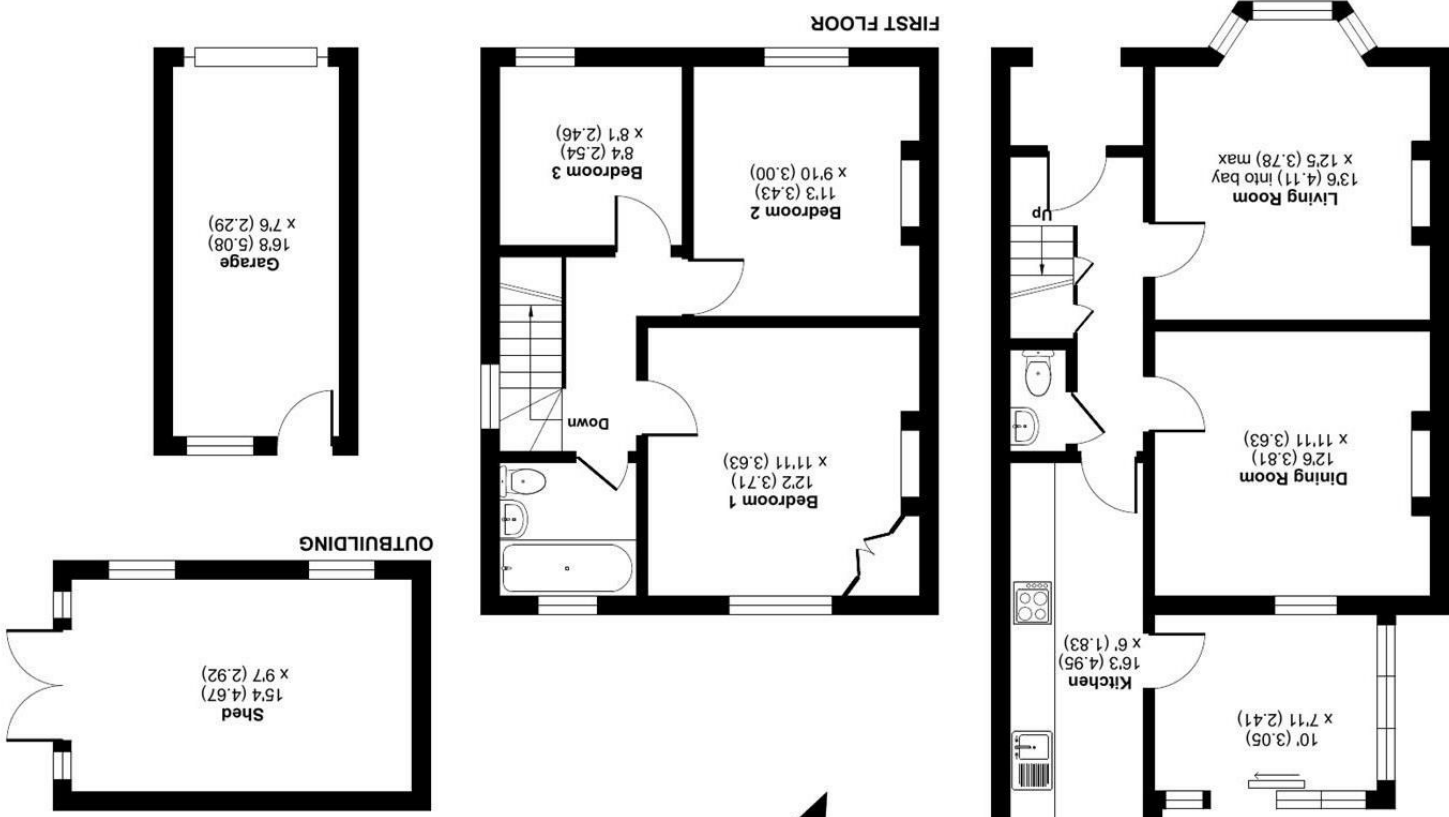
Property Information

Tenure: Freehold
Council Tax: Band C
EPC Rating: E
Services: All Mains services are connected.



Avon Road, Devizes, SN10

Approximate Area = 1193 sq ft / 110 sq m (includes garage)
 Outbuilding = 147 sq ft / 14 sq m
 Total = 1340 sq ft / 124 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nitchcom 2022.
 Produced for Strakers. REF: 866875

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.