





📍 33 Victoria Road, Devizes, Wiltshire, SN10 1ET

🏷️ Price Guide £375,000

A most handsome Victorian home set along this fine tree lined avenue, featuring 3 double bedrooms with good reception space and a wonderful established rear garden that backs on to the canal.

- Wonderful Victorian Home
- Three Bedrooms
- Two Elegant Reception Rooms
- Modern Dual Aspect Kitchen
- Bathroom + An En Suite Shower Room
- Very Private & Fully Enclosed Garden
- Ready To Put Your Own Stamp On
- Fine Period features
- Highly Sought After Area Of Town
- No Onward Chain

🏠 Freehold

🏠 EPC Rating E





A characterful, 3 bedroom Victorian home set on a desirable tree lined street just a stone's throw away from the numerous amenities Devizes has to offer. This period home is bigger than it may first appear from the outside, is offered with no chain and ready for an individual to put their own stamp on.

From the outside, an entrance porch leads into the hallway with doors off to a wonderfully light and airy bay fronted sitting room to the front of the house with a working open fireplace with decorative surround and custom made bookshelves in the alcoves. Also set off the hall is a separate dining room with another attractive fireplace with a marble surround and bespoke bookshelves. To the rear of the house is a stylish open plan refitted kitchen/breakfast room with attractive tiled effect flooring and a side door to the garden. The dual aspect kitchen has oak worktops, a gas cooker and space for further appliances. On the first floor there are two generous double bedrooms with feature fireplaces, an elegant family bathroom with a traditional suite, plus an en suite shower room hidden behind a panelled wall in the main bedroom.

Outside, the fully enclosed rear garden enjoys an excellent amount of privacy. It has been well maintained and landscaped with patio sitting areas combined with well stocked raised flower beds and an abundance of established plants and shrubs. There are two charming matching summer houses and the end of the garden alongside a handy rear gate that leads on the back lane and the canal towpath.

#### Situation

This beautiful Victorian house is situated in a pleasant position within very short walking distance of the town centre, the wonderful Kennet and Avon canal (the tow path is actually directly to the rear of the garden), and the town's central green. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, a cinema (soon to reopen), a theatre and a thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### Property Information

Council Tax: Band C

Services: All mains services are connected.

Set in a Conservation Area (to the front) with on street residents' permit parking.



# Victoria Road, Deizes, SN10

Approximate Area = 1221 sq ft / 113.4 sq m  
 Limited Use Area(s) = 101 sq ft / 9.3 sq m  
 Outbuilding = 86 sq ft / 7.9 sq m  
 Total = 1408 sq ft / 130.8 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlhcom 2024.  
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**Certified Property Measurer** RICS

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