





📍 87 Victoria Road, Devizes, Wiltshire, SN10 1EU

🏠 £335,000

A 3-bedroom detached bungalow, within a stone's throw of walks along the canal and a level, close walking distance to town centre.

- 3-bedrooms
- Detached bungalow
- Short level walking distance to town centre
- Stone's throw from Kennet & Avon canal
- Pretty & peaceful rear garden
- Large vaulted main reception room
- Garage and driveway parking in front
- Large bathroom with double length shower
- Sought after location

🏡 Freehold

🏠 EPC Rating D





A well-maintained 3-bedroom detached bungalow in a sought after location of Devizes. In need of slight modernisation in places but offers a fantastic opportunity to make your mark on a detached bungalow within close walking distance to town centre and the famous Kennet & Avon Canal.

Entering through the front door, an entrance porch leads to an entrance hallway which provides convenient storage. The spacious, dual aspect, living/dining room has a wooden vaulted ceiling and is warmed by a gas fireplace while offering ample space for dining, conveniently by the kitchen. The kitchen has a range of wall & floor mounted units, external access and space for appliances. To the other side of the living/dining room is a later addition to the home, a conservatory, providing a further space to relax and an additional external access.

Towards the rear of the bungalow a further spacious hallway leads you to the 3-bedrooms. The principal bedroom is dual aspect, offering a lovely outlook to the garden and boasting built in wardrobes. Bedroom 2 is another double with built in storage while bedroom 3 is more suited to a single/dressing room/study. A large family bathroom completes the internal accommodation, with double length shower.

Externally, there is driveway parking for 1 vehicle in front of a single garage, with gravelled area to the front. The rear garden is a real delight, mostly laid to lawn with mature flower beds, shrubbery and patioed seating area.

### Situation

This bungalow 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

All mains services are connected.

Tenure: Freehold.

Council tax band: D

EPC rating: D



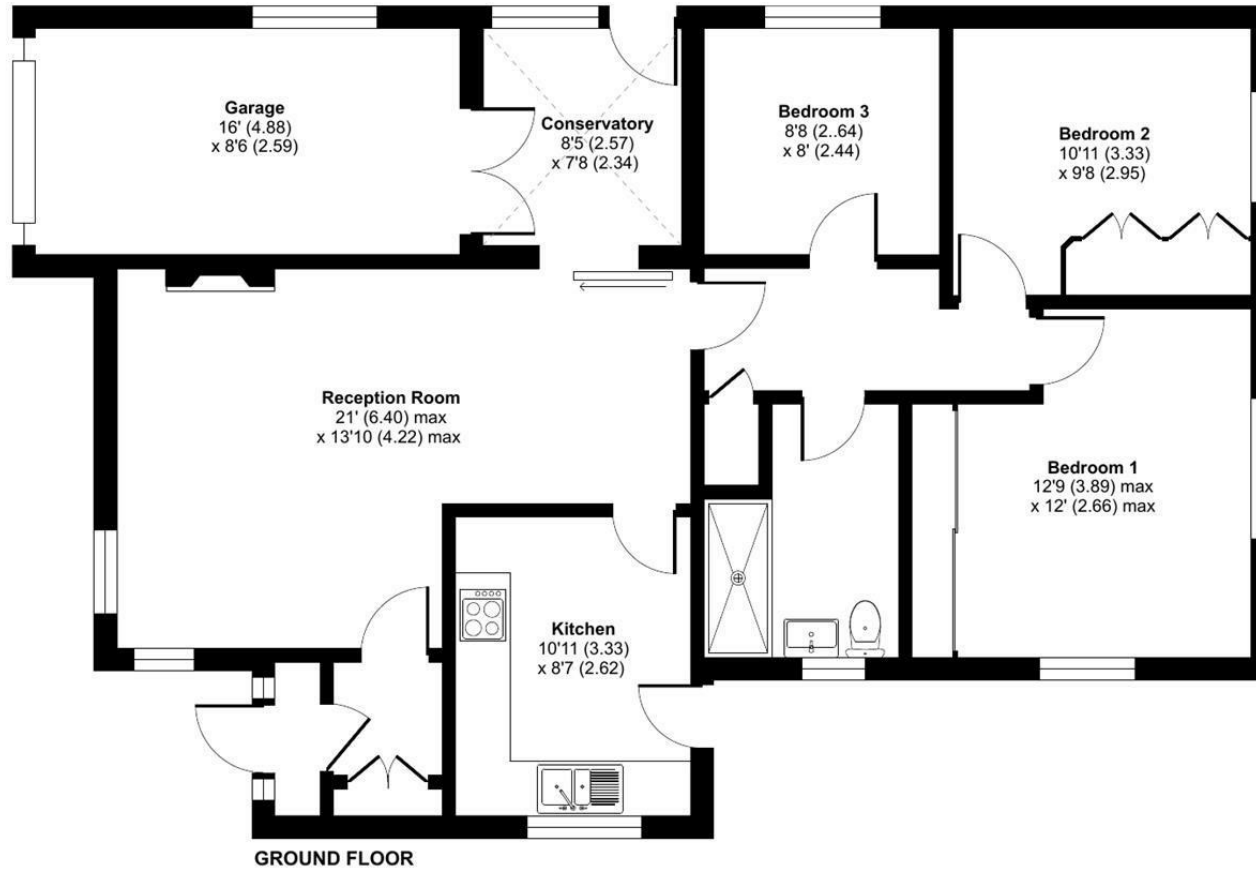
# Victoria Road, Devizes, SN10

Approximate Area = 937 sq ft / 87 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1069 sq ft / 99.2 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). © nichecom 2024. Produced for Strakers. REF: 1182206

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