



📍 9 Hill Hayes Lane, Hullavington, SN14 6EB

🏠 Guide Price £495,000

A three bedroom detached family home with three reception rooms requiring cosmetic updating.

- Detached Family Home
- Cosmetic Updating Required
- Three Double Bedrooms
- Family Bathroom + En Suite
- Three Reception Rooms
- Desirable Cul De Sac
- Driveway & Double Garage
- Enclosed Rear Garden
- Popular Village
- No Onward Chain

🏡 Freehold

📊 EPC Rating E



An attractive detached family home located in a delightful cul de sac setting, off a quiet rural lane, in this popular village with a thriving local community. The property does require internal redecoration and modernisation, allowing the new buyer the exciting opportunity to redesign and update to their own specification. The ground floor comprises an entrance hall with cloakroom, a study, dining room with double doors opening into the sitting room and a double glazed conservatory. A door from the hallway leads into a kitchen with separate boot room and small office. There are two double bedrooms, a further single bedroom on the first floor, the main bedroom benefitting from an en suite shower room, and a separate family bathroom. Externally the enclosed rear garden is predominantly laid to lawn and is enclosed by an attractive walled and fenced boundary. A driveway to the front approaches an attached double garage, part of which is currently being used as a utility room however could easily be re-instated to be used as a double garage. No onward chain.

#### **SITUATION**

The property occupies a central position in the popular village of Hullavington. The village has a thriving community and a good number of amenities including a post office/general store, garage, public house, primary school and church. More comprehensive facilities can be found in the nearby towns of Chippenham (7 miles) to the south or Malmesbury (5 miles) to the north. Malmesbury is a thriving, pretty town offering a wealth of buildings of architectural interest, including its ancient Abbey, whilst also having a wide range of shops and restaurants, schooling and leisure facilities. Early tributaries of the River Avon pass around the town and pretty walks and the countryside are close at hand. There are public transport services and good road links to the larger towns of Cirencester, Swindon, Bath and Bristol, with Junction 17 of the M4 being only three miles south. Trains from Chippenham (7 miles) and Kemble (8 miles) link with London Paddington within approximately 1 hour 15 minutes.

#### **PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: E

Council Tax Band: E

Mains water, drainage and electricity, oil fired central heating.



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.

Total area: approx. 143.9 sq. metres (1548.8 sq. feet)

