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21 Newtown, Hullavington, Wiltshire, SN14 6EQ

A perfect opportunity for an investor or first-time buyer to purchase a two-bedroom, semi-detached home situated in the charming village of Hullavington. Offered to the market with no onward chain.

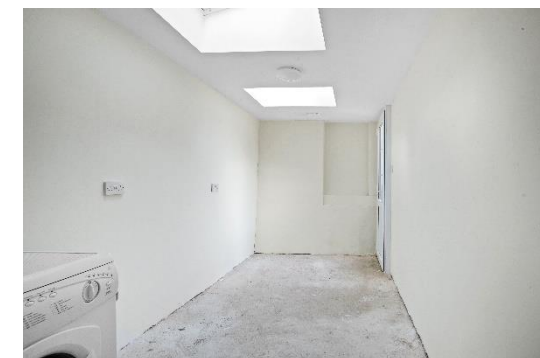
Entering the property via the porchway there is space for shoes and coats before entering the main accommodation through the front door into the dining room. Here there is space for a dining table and chairs plus an existing fireplace that creates a natural focal point within the room. A door to the opposite side provides access to the stairs. The kitchen sits to the rear of the property, beyond the dining room, and is fitted with wall and base units and an integrated electric hob and oven. There is also space and plumbing for a freestanding dishwasher. In addition to the kitchen is a generously sized utility room with plenty of space for white goods such as a washing machine, fridge freezer and tumble dryer. This space would benefit from completing internally with flooring and decoration and has two skylight windows. The sitting room completes the ground floor accommodation and benefits from a dual aspect plus a feature fireplace that sits centrally within the room.

Stairs rise to the first-floor landing area that provides doors to the bedrooms and bathroom, as well as an airing cupboard that houses the water tank. The property benefits from two bedrooms; one double and one single, and the family bathroom comprises a bath with shower over, W.C and wash basin.

Externally the garden is all situated to the front of the property. This is a fantastic size and is mainly laid to lawn, bordered by a mixture of dry-stone wall and fencing. With the relevant planning permissions, there is potential to create off street parking whilst retaining a garden area. A side pathway provides access to the side of the property and the utility room door. Across the front of the property is a footpath that provides a right of way to the neighbouring properties.

We are informed the property is connected to mains services electricity, drainage and water. The property is heated by electric storage heaters. Council tax band A (Wiltshire County Council).

EPC – G(16).



Hullavington is a characterful village that sits right on the edge of the Cotswold Hills, situated between the nearby market towns of Malmesbury and Chippenham. The village has an active and friendly community along with amenities that include a primary school, general store, St Marys Church that dates back as early as the 12th century and a village hall that holds an array of recreational activities. State secondary schools are found in both Malmesbury and Chippenham, as well as private schooling within easy daily reach at Westonbirt (c.6 miles northwest), and the city of Bath (c.20 miles southwest).

Commuting links from the village are strong, with the M4 J17 just c.3 miles south and direct train links to London Paddington from Chippenham and Kemble stations.

Guide Price £239,950



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 16 G | |

Total area: approx. 77.9 sq. metres (838.1 sq. feet)

