

# CAULFIELDS

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## RESIDENTIAL SALES



22 Naughton Avenue, Devizes, SN10 2GB

Guide Price £189,950



Garden apartment for sale with no onward chain, featuring two double bedrooms and a generous sized living space. With its very own private entrance & enclosed garden, and an allocated car parking space. Ideally situated within a popular residential area on the east side of town, close to a range of amenities including the Kennet & Avon Canal, Devizes Marina, 'The Hourglass' canalside pub & restaurant, and the stunning Wiltshire countryside!

This superb apartment comprises a spacious entrance hall featuring a useful storage cupboard, a large living room with French doors leading out to an enclosed garden (also accessible from outside), a great size fitted kitchen, two double bedrooms, and a bathroom with a shower over the bath. Further benefits include UPVC double glazed windows, an upgraded front door, and a gas fired central heating system. This property also benefits from being a Reverse Freehold, meaning it holds the Freehold for the apartment upstairs and vice versa. There is no annual service charge or



- Ground Floor Garden Apartment
- Two Double Bedrooms and Bathroom
- UPVC Double Glazed Windows
- Own Private Entrance
- Allocated Car Parking
- Walking Distance to Amenities
- Lounge/Diner and Fitted Kitchen
- Gas Fired Central Heating System
- Own Private Garden
- No Service Charge or Ground Rent