

# CAULFIELDS

## RESIDENTIAL SALES



44 Longcroft Road, Devizes, SN10 3AU

Guide Price £250,000



An Edwardian end-of-terrace house with a light and airy living space, a modern fitted kitchen, a utility room, a south / west facing rear garden, and a useful outbuilding (11.4ft x 10.10ft) with light and power. Ideally situated within a popular road in Devizes, walking distance from the historic Market Place, the Kennet & Avon Canal, and the nearby countryside.

The accommodation on the ground floor comprises an entrance porch, an open-plan living space with the stairs in the middle leading to the first floor (naturally dividing the sitting and dining areas), a fitted kitchen, a rear lobby, a shower room, and a utility room with a door leading out to the rear garden. Upstairs, there are two double bedrooms and a third single bedroom or study.

Outside, there is a small front garden and a gated side access leading to the enclosed rear garden, which faces south / west and features two patios, a small lawn area and a great size outbuilding with light and power. Internal viewings are by appointment only with Caulfields.

- Freehold End-Terraced House
- Pleasant Residential Street in Devizes
- Living Room with Sitting Area and Dining Area
- UPVC Double Glazed Windows
- Generous Sized Outbuilding (light & power)
- Walking Distance to Amenities
- Three Bedrooms and Downstairs Shower Room
- Fitted Kitchen, Rear Lobby, and Utility Room
- Gas Fired Central Heating System
- South/West Facing Rear Garden



44 Brickley Lane, Devizes, Wiltshire, SN10 3BH

Tel: 01380 592175 Email: [enquiries@caulfieldsresidentialsales.co.uk](mailto:enquiries@caulfieldsresidentialsales.co.uk) [www.altosoftware.co.uk](http://www.altosoftware.co.uk)