



Folly Drive, Highworth, SN6 7JR

£385,000  
(Subject to Contract)

*Hanley's*

## Folly Drive Highworth SN6 7JR

A well presented two bedroom semi detached bungalow set in an elevated position with far reaching rural views to the rear. The bungalow has been extended and is presented in excellent order throughout with the accommodation comprising. Entrance hall, large living room with French doors opening onto the patio area, fitted kitchen/dining room, separate utility room, re-fitted shower room and two bedrooms; master with fitted wardrobes. The property also benefits from gas radiator central heating with recently fitted gas boiler (2023), newly fitted triple glazing and drop down wooden ladder with access to the large loft space. Outside to the front is a block paved parking area, shared driveway leads to the large semi detached garage c. 20ft x 12ft with power, light with access and personal door to the large rear garden which offers a raised patio with steps down to a lawned area with vegetable garden, two greenhouses, a selection of fruit trees, shrubs and flower borders.



**1 Shower Room**



**2 Bedrooms**



**1 Reception**

**EPC: C 73**

**Council Tax Band: C**

**Tenure: Freehold**



**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



1083 sq.ft. (100.6 sq.m.) approx.



