



High Street, Highworth, SN6 7AG

£249,950  
(Leasehold)

*Hanley's*

## High St Highworth SN6 7AG

A beautifully presented two/three bedroom first floor flat set over two floors and situated in a conservation area tucked away at the end of the High Street. Built in 1790, the Grade II listed building retains many character features and has been tastefully updated throughout. The spacious accommodation comprises: Living room with character beams, fitted kitchen/dining room with built-in oven, hob and extractor fan and views over the rear garden, study/bedroom three, two double bedrooms, one with built-in storage and bathroom with bath and shower over. Outside to the rear is an open plan garden laid to lawn with a selection of shrub and tree borders and the right park one vehicle. The property further benefits from gas radiator central heating and double glazing. Leasehold - 134 years remaining. Ground Rent - £100 per year.



**1 Bathroom**



**2/3 Bedrooms**



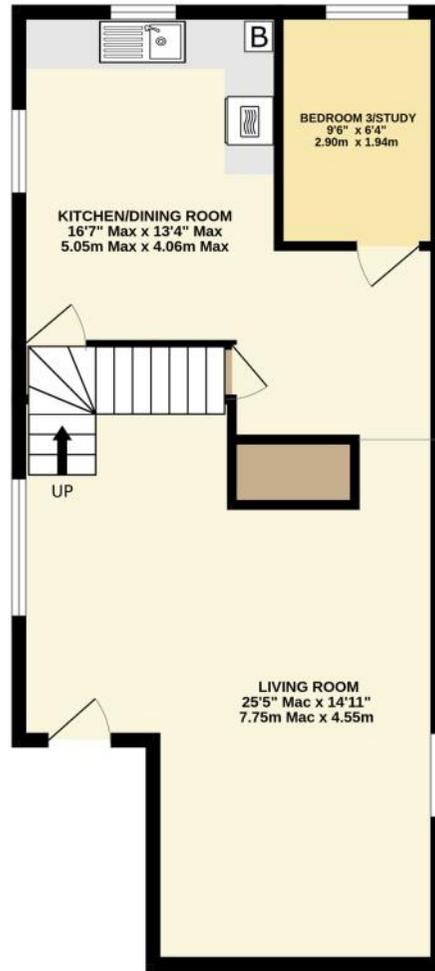
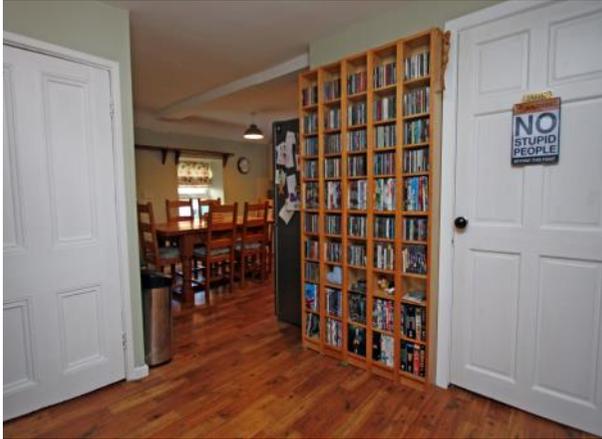
**1/2 Receptions**

**Council Tax Band: B**

**Tenure: Leasehold**



**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.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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