



**Hanley's**  
**For Sale**  
**01793 762005**  
High Street, Highworth

Sevenfields, Highworth, SN6 7NG

£345,000  
(Subject to Contract)

*Hanley's*

## Sevenfields Highworth, SN6 7NG

A well presented three bedroom link detached property with a large attractive garden to the rear. The property which has the potential to extend (subject to planning) offers tastefully updated accommodation comprising: Entrance porch, 'L' shaped living/dining room with patio doors opening onto the rear garden, modern fitted kitchen with built-in oven, hob, fridge, freezer and dishwasher, downstairs cloakroom/utility room, rear lobby with internal access to the single garage. To the first floor: landing with airing cupboard, stylish bathroom with heated towel rail and shower over the bath, two double bedrooms with fitted wardrobes and one single bedroom with fitted cupboard. The property also benefits from recently replaced gas radiator central heating boiler and recently fitted double glazed windows. Outside to the front is a block paved driveway leading to the attached single garage with power and light. To the rear the large garden is mainly laid to lawn with full width patio area, raised flower beds, selection of mature trees and bushes, water feature and bespoke timber breeze house.



**1 Bathroom**



**3 Bedrooms**



**1 Reception**

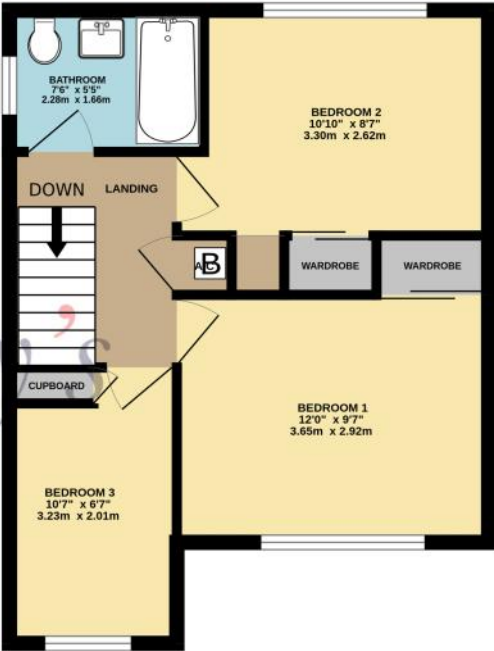
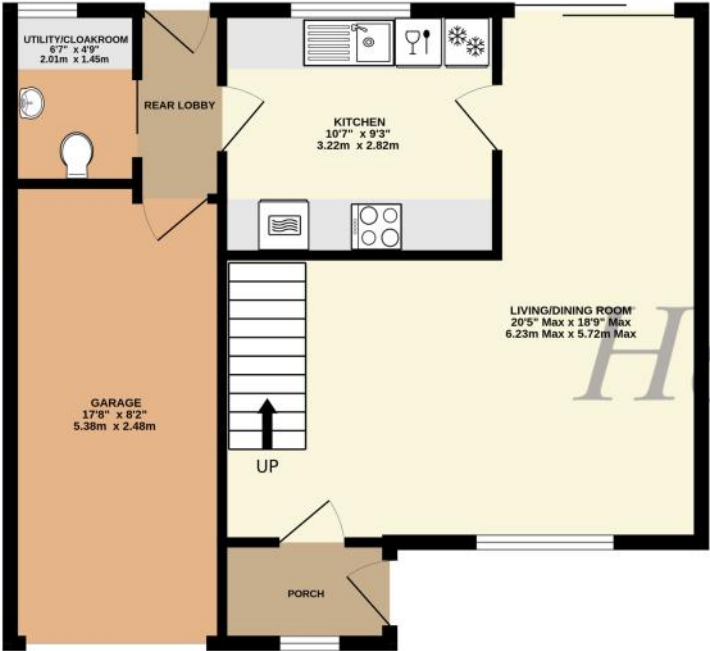
**EPC: D67**

**Council Tax Band: D**

**Tenure: Freehold**



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TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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