



Pound Road, Highworth, Swindon, SN6 7LA

£395,000  
(Offer in Excess of)

*Hanley's*



## Pound Road Highworth SN6 7LA

Situated in an elevated position with far reaching rural views to the front, this three bedroom detached property has recently been updated throughout by the present owners with the stylish accommodation comprising: Entrance hall, cloakroom with W.C, large “L” shaped living room/dining room with double glazed doors to the conservatory, newly fitted kitchen with integrated oven and hob and bedroom three to the ground floor. To the first floor: landing with two built in cupboards, two double bedrooms and a re-fitted bathroom with shower over the bath. The property benefits from gas radiator central heating with newly fitted gas fired boiler and double glazing. Outside there is block paved parking to the front leading to the attached garage with power, light and a personal door to the private rear garden with block paved patio area, raised flower beds with a selection of shrubs and bushes and side access to the front. The property is offered for sale with no onward chain.



**1 Bathroom**



**3 Bedrooms**



**1 Reception**

**EPC: D 56**

**Council Tax Band: D**

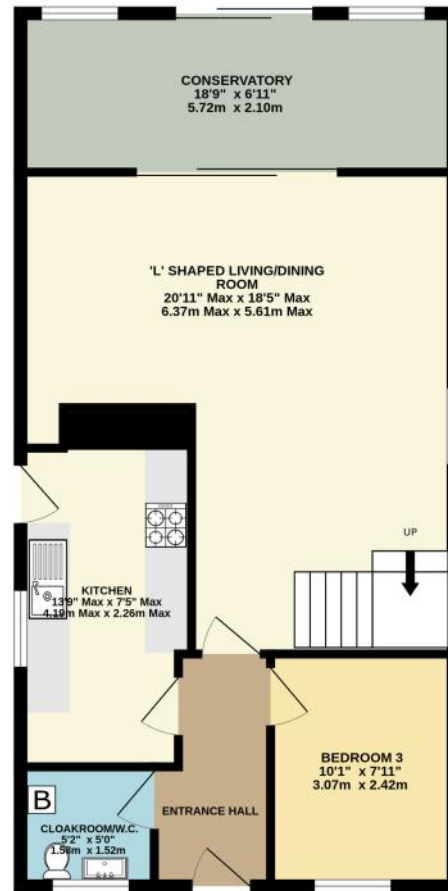
**Tenure: Freehold**



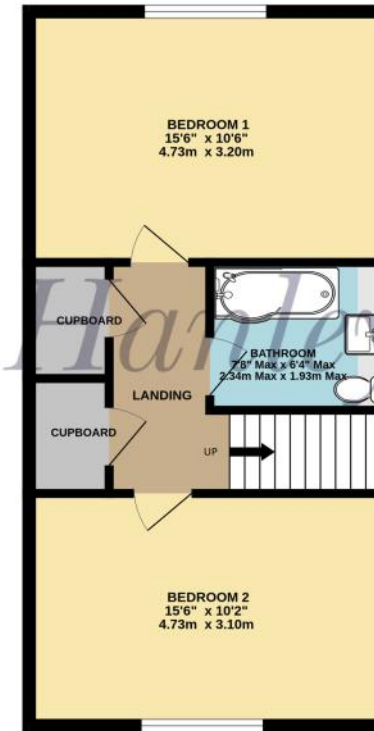
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GROUND FLOOR  
703 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



GARAGE  
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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