



35 Downlands Road Devizes, SN10 5EA

Guide Price £160,000

Welcome to 35 Downlands Road, Devizes. A well presented two bedroom flat situated around a mile from the centre of Devizes. Would make an ideal investment property and previously let at £825 pcm.

The accommodation comprises entrance hall with two storage cupboards, lounge, kitchen with multiple storage cupboards, bedroom one with fitted wardrobe, bedroom two and shower room.

The property further benefits from double glazing, electric heating and a garage.

All measurements are approx;

Lounge 3.15m x 4.38m

Kitchen 3.83m x 3.09m

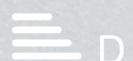
Bedroom One 3.87m x 2.82m

Bedroom Two 2.37m x 1.87m

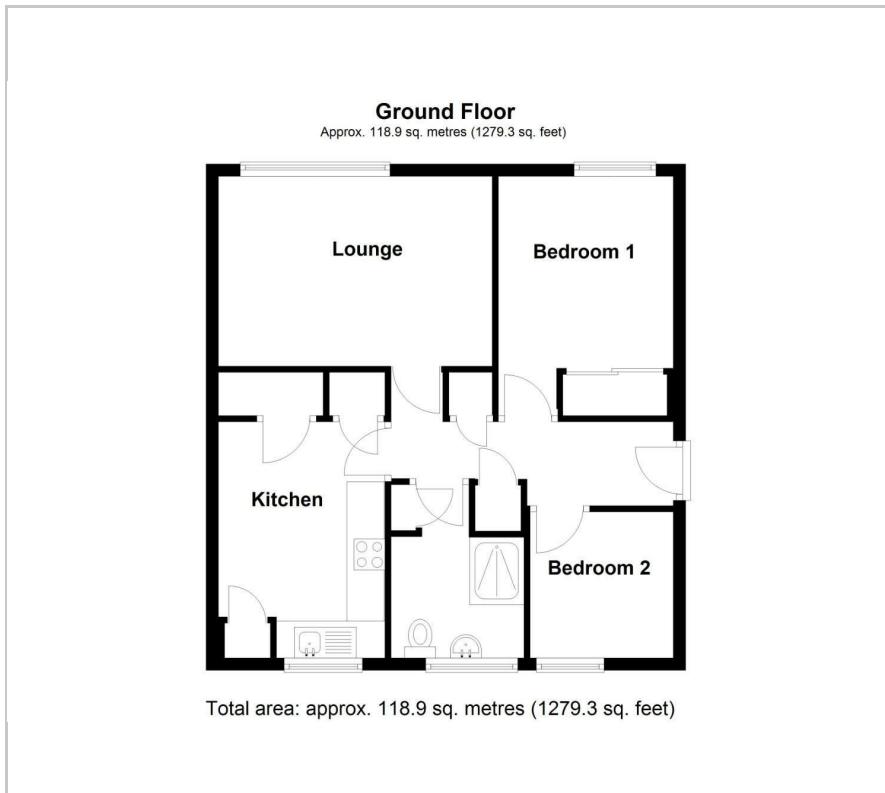
- Chain free
- Two bedroom flat
- Garage
- Shared outside space
- Ideal investment property

Viewing

Please contact our Blueleaf Property Office on 01225 839050 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	63
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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