



⑨ 4 The Ham, Market Lavington, Devizes, SN10 4DF

£235,000

Offered to the market with no onward chain, a 2-bedroom semi-detached home on the outskirts of the popular village of Market Lavington

- Ideal first time buy or downsize
- 2-double bedrooms
- No onward chain
- Popular village location
- Off-street parking
- Easy to maintain rear garden
- Good sized reception room
- Scope for improvement

❖ Freehold

⑩ EPC Rating D



A two bedroom semi-detached home, situated within the popular village of Market Lavington and offered to the market with no onward chain.

The property provides well proportioned accommodation throughout and offers clear scope for improvement, presenting an excellent opportunity for purchasers to update and personalise to their own taste.

The ground floor comprises an entrance hall leading through to a generous reception/dining room, providing a flexible living space with good natural light. The kitchen is positioned to the rear of the property, fitted with a range of units.

On the first floor, there are two bedrooms, including a comfortable main bedroom with built in storage and a further good sized second bedroom, served by a family bathroom.

Externally, the rear garden is easily maintainable and offers a pleasant outdoor space with potential for further landscaping if desired. The property also benefits from off street parking for two vehicles.

An excellent opportunity to acquire a home with potential, in a well regarded village location.

#### **Situation**

The property is located in a popular close on the edge of the village, within a short stroll of the exceptional facilities the village has to offer including primary and secondary schooling (Dauntsey's School is less than 2 miles away, Marlborough College and St Marys Calne also easily accessible), a doctors surgery, a public house, pharmacy, a Co-op food shop, butchers, an active village hall, a church and numerous local footpaths over rural countryside.

Market Lavington lies about five miles south of the bustling market town of Devizes - the larger centres of Bath, Salisbury, Swindon, Chippenham and Marlborough are all within easy motoring distance. The A303 to the south and M4 to the north provide fast road access to London and the West Country. Mainline rail services are available at Pewsey, Westbury and Andover.

#### **Property information**

Electric heating. We are advised mains water, drainage and electricity are connected.

Tenure: Freehold

EPC rating: D

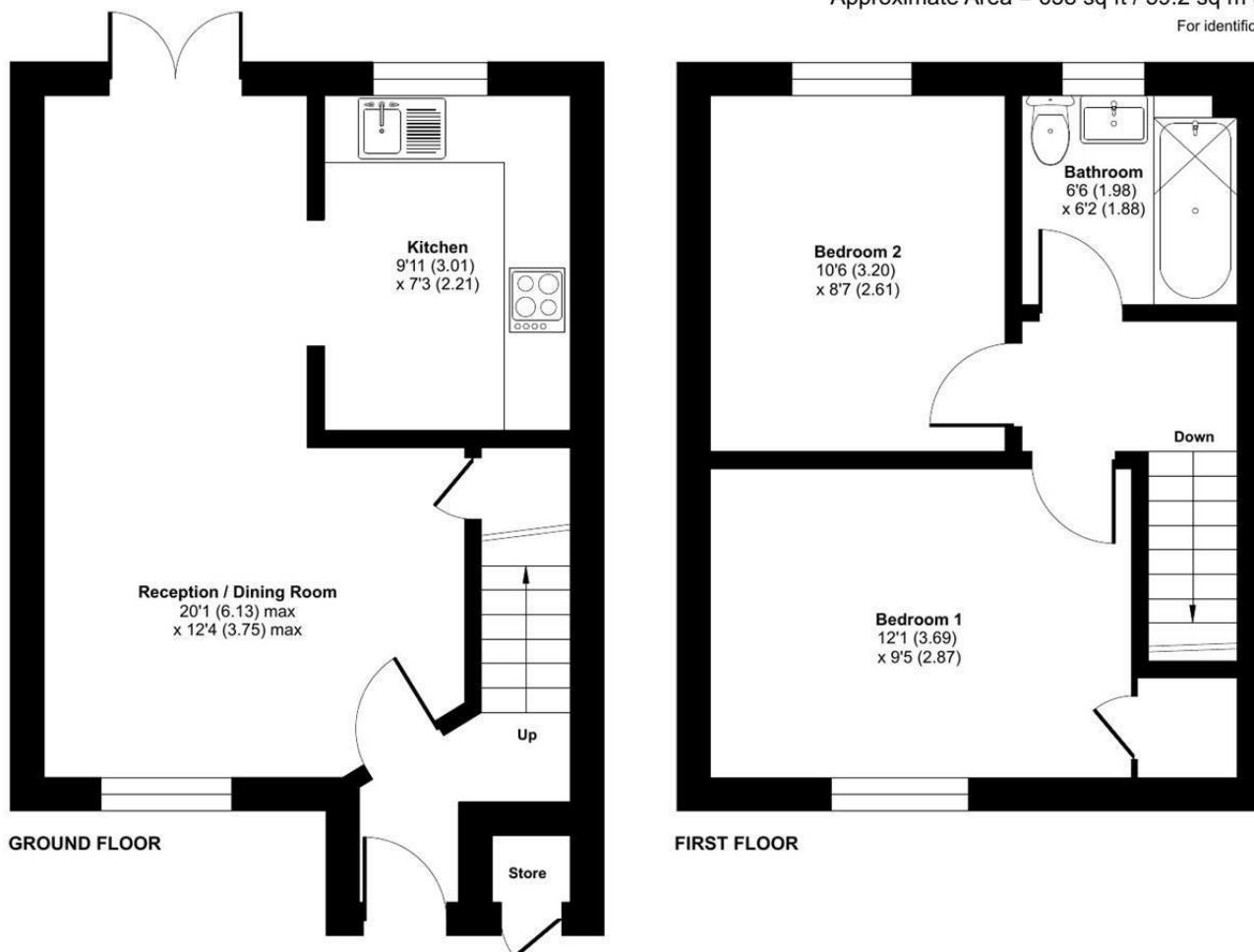
Council tax band: B



# The Ham, Market Lavington, Devizes, SN10

Approximate Area = 638 sq ft / 59.2 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026. Produced for Strakers. REF: 1407738

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