2 Magpie Mews

Devizes SN10 1NR

A fantastic opportunity to purchase a one bedroom house situated just off the town centre of the market town of Devizes. Amenities including leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and weekly market. Accommodation comprises lounge/dining room, kitchen, good sized bedroom and bathroom. Benefits include electric heating, UPVC double glazing and no onward chain. Ideal first time buy or investment.

Price Guide £115,000

ACCOMMODATION

All measurements are approximate

Lounge/Dining Room

13'5" x 9'10" (4.09 x 3.00)
Double glazed, composite door to the front. Electric panel heater. Television point. Wall lights and ceiling beams. . Stairs to the first floor. Cupboard housing fuse box and electric meters. Opening to the:

Kitchen

7'1" x 6'5" (2.16 x 1.95)
Wall mounted Dimplex fan heater. Wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit. Built-in electric oven and four-ring hob with extractor over. Plumbing for washing machine. Vinyl flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Landing

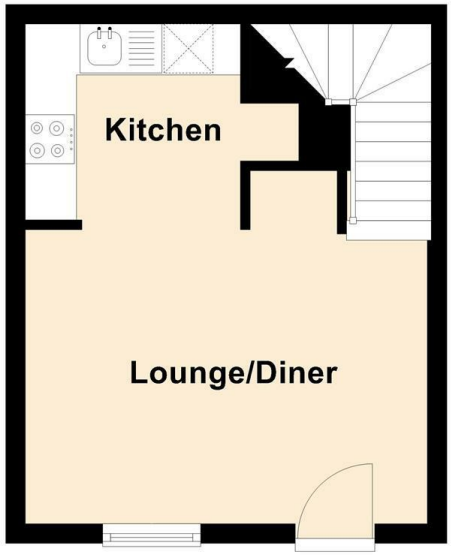
UPVC double glazed window to the rear. Door to the:

Bedroom
13'5" x 9'7" (4.08 x 2.93)
UPVC double glazed window to the front. Electric panel heater. Door to airing cupboard housing hot water tank and shelving. Access to loft space. Door to the:

Bathroom
Obscured UPVC double glazed window to the rear. Wall mounted Dimplex fan heater. Three piece white suite with part tiled and aqua board surrounds comprising panelled bath with shower mixer tap, electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Shaving point and light.

Tenure **Freehold**
Council Tax Band **A**
EPC Rating **D**

Ground Floor
Approx. 20.9 sq. metres (225.4 sq. feet)



First Floor
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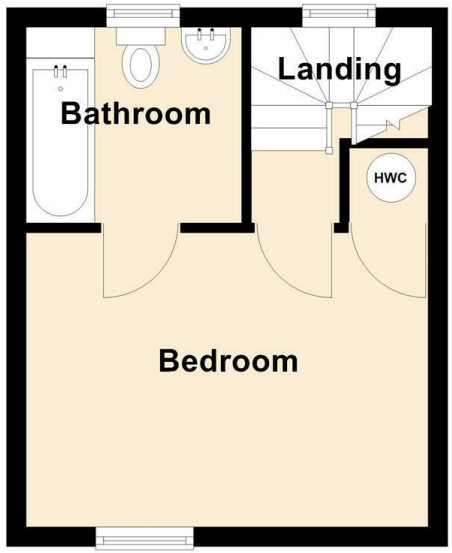
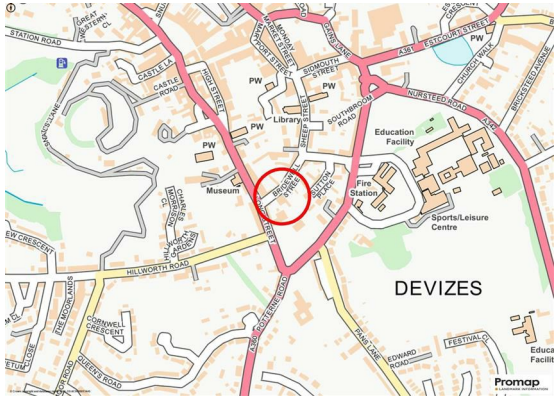
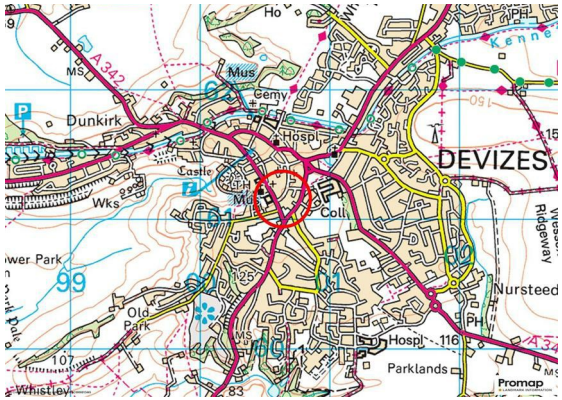


Total area: approx. 41.9 sq. metres (450.8 sq. feet)





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.