



12 Hazelbury Hill, Box, SN13 8LB
Guide Price £350,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 3

Bathrooms: 1

Receptions: 2

Positioned in a peaceful cul-de-sac within the highly sought-after village of Box, this beautifully presented and low-maintenance mid-terrace house offers an ideal blend of comfort and convenience. Sold with the added benefit of being sold with no onward chain, occupiers can look forward to enjoying glorious far-reaching views over the Box valley towards Colerne when it comes to winding down at the end of a long working day.

The home features a sizeable dual-aspect sitting room, flooded with natural light and enhanced by bi-fold patio doors that seamlessly connect to the outdoor space, perfect for entertaining or relaxing. The well-equipped, open-plan kitchen/dining room boasts a double outlook and includes some fitted appliances, creating a practical and inviting space for everyday living. A fresh and neutral family bathroom, complete with a useful separate W.C, serves the three well-proportioned bedrooms.

Externally, the property benefits from a lovely rear garden, providing a pleasant outdoor retreat, comprising of a generous area of lawn in addition to an expansive patio space. To the front, there is ample driveway parking (council application pending), offering convenient off-street parking for a couple of large vehicles.



Box is a desirable village known for its community feel and excellent amenities. Residents can enjoy local shops, pubs, and schools, all within easy reach. The village's strategic location provides superb transport links to Bath & Corsham, making it an excellent choice for commuters or those wishing to explore the wider region. With its combination of charming village life and practical accessibility, this property offers a wonderful opportunity to enjoy a balanced lifestyle.

Additional Information:

Tenure: Freehold Mid-Terrace House

Council Tax Band: B

Current EPC Rating: C (73)

Potential EPC Rating: B (86)

Gas central heating with modern combination boiler

Mains drainage

Mains water supply

Mains electricity supply

Double glazing throughout

The road is managed by Green Square Accord and there is a monthly maintenance charge of approximately £42.

Side access to the garden is shared on a 50/50 split with the neighbour, as is the share of maintenance costs.

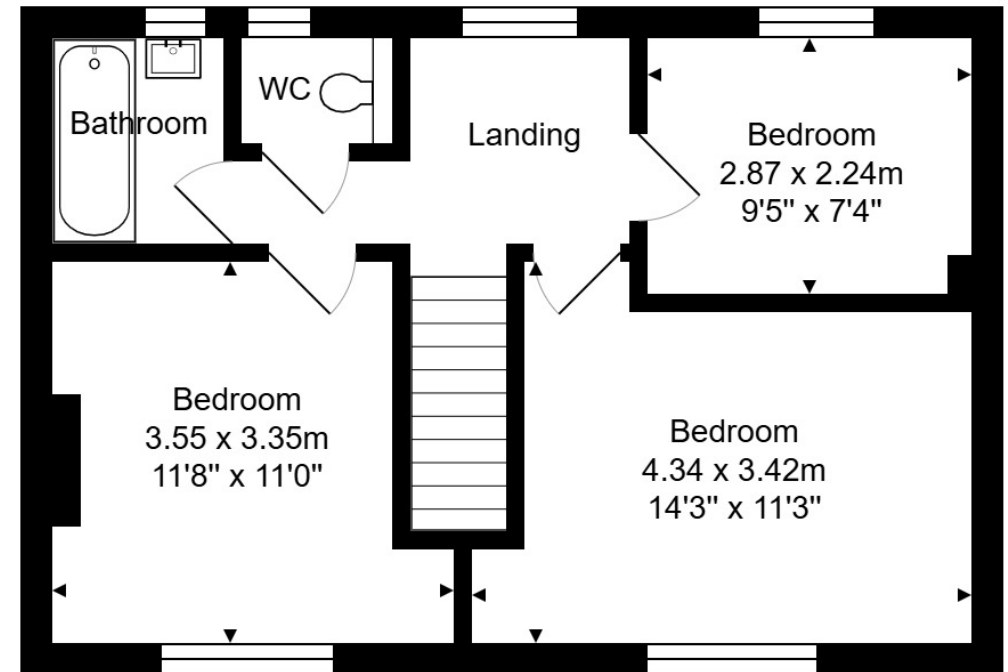
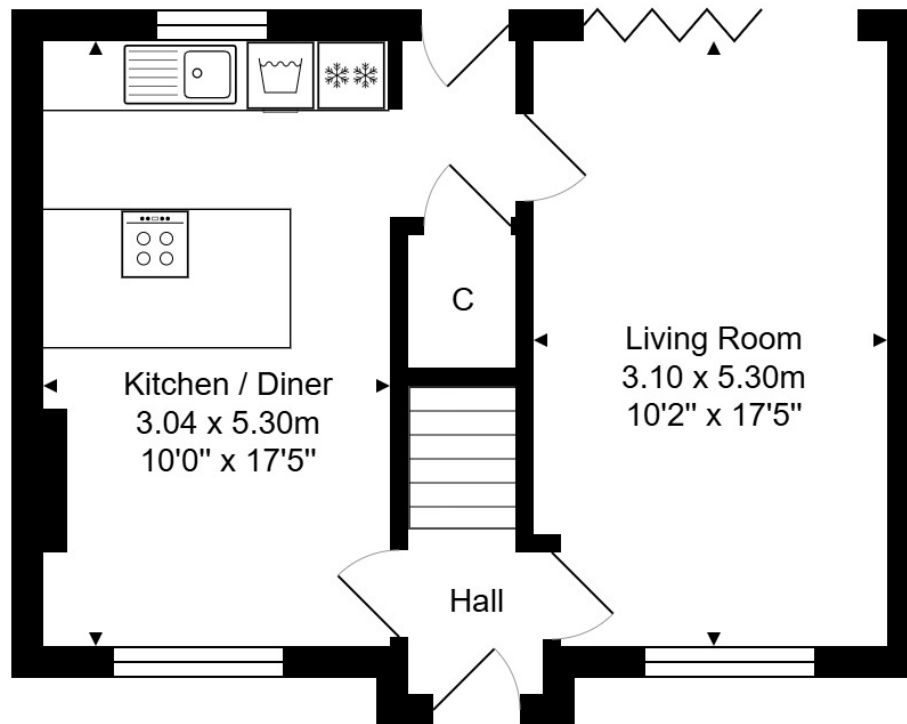
These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.



Ground Floor
Area: 39.7 m² ... 427 ft²



First Floor
Area: 42.7 m² ... 460 ft²



Total Area: 82.4 m² ... 887 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

www.epcassessments.co.uk



Excellent value | Extensive service | Unrivalled customer care



07377 668 568



info@danieljonesproperties.co.uk



www.danieljonesproperties.co.uk