



Reids Piece, Purton, SN5 4AX

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PROPERTY SALES & LETTINGS

- Three Bedroom Semi Detached
- Newly Fitted Kitchen/Diner
- Utility Room & WC
- Generous Rear Garden
- uPVC Double Glazing

- Renovated Throughout, Some Finishing Works Remaining
- Living Room
- Newly Fitted Bathroom
- Finishing Touches Required Internally & Externally
- Modern Electric Heating

12 Reids Piece Purton, SN5 4AX

£280,000

Situated on the edge of Reids Piece in the popular village of Purton, this spacious three-bedroom property enjoys a particularly convenient position, with a short walk providing direct access through to the High Street and the village amenities.

The property has undergone a significant programme of renovation, with much of the major work already completed. The works have since been paused, meaning there are some finishing touches still required, including the completion of the external rendering and window sills. This presents an excellent opportunity for a purchaser to put their own stamp on the property and complete the remaining works to their own taste.

On entering, the front porch leads into the well-proportioned kitchen/diner, which features a newly fitted kitchen with granite work surfaces. To the rear of the property is a useful lobby with access to the garden, together with a newly fitted utility room and downstairs WC. The comfortable living room benefits from a wood-burning stove, creating an attractive focal point and a cosy space for relaxing.

Upstairs, there are three good-sized bedrooms, along with a newly fitted family bathroom. The first floor has also benefited

from new carpets and fresh decoration, creating a bright and modern feel throughout.

Considerable thought has also been given to the property's energy efficiency. The roof is fitted with nine privately owned solar panels, complemented by battery storage. The property also benefits from modern electric heating and an immersion tank with solar thermal capability, providing a range of energy-conscious features for the future.

Externally, the property offers a good-sized driveway to the front, providing parking for several vehicles. To the rear is an approximately 75ft garden which, while currently requiring attention, offers a genuine blank canvas for a new owner to create an attractive garden and outdoor entertaining space to their own requirements.

The property is offered for sale with no onward chain, making it an appealing proposition for buyers looking for a substantial family home with much of the hard work already undertaken, while retaining the opportunity to finish and personalise the property.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band C For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas - Available - Disconnected

Heating - Electric

Electric - Mains

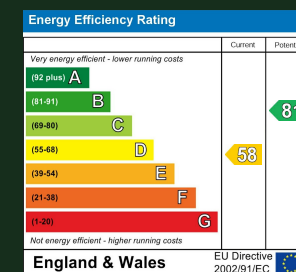
Water - Mains

Drainage - Mains

Solar Panels - Privately Owned

Internet - Up to 900* Mbps Full Fibre Gigafast available

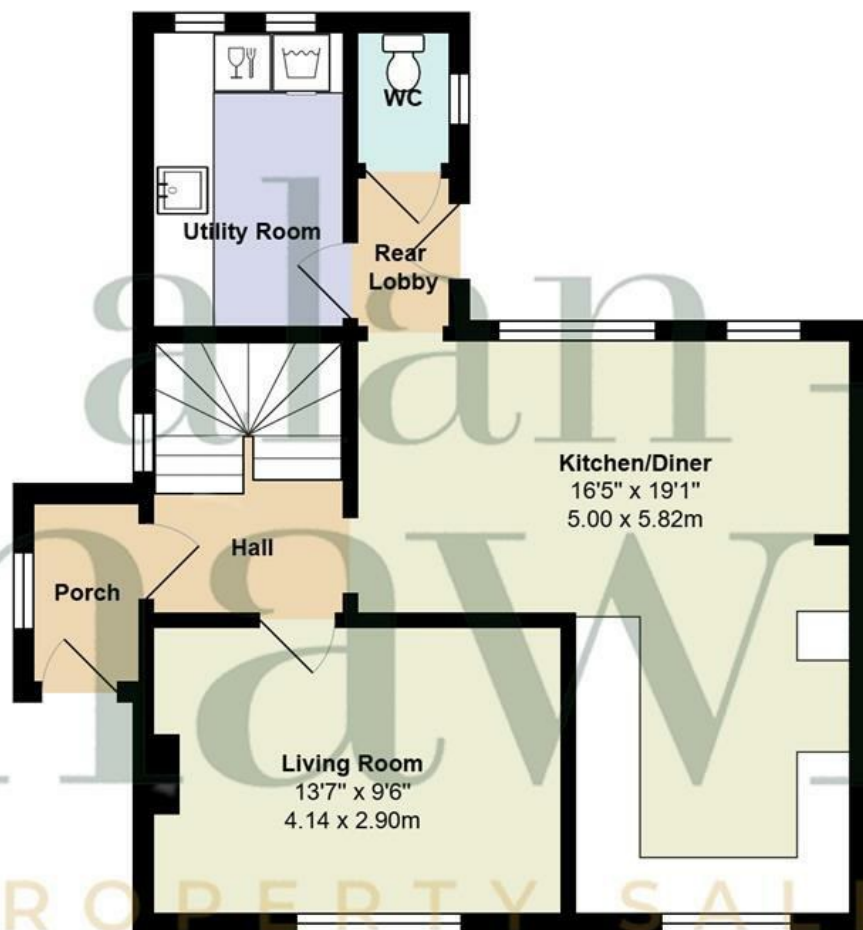
Energy Efficiency Rating (England & Wales)



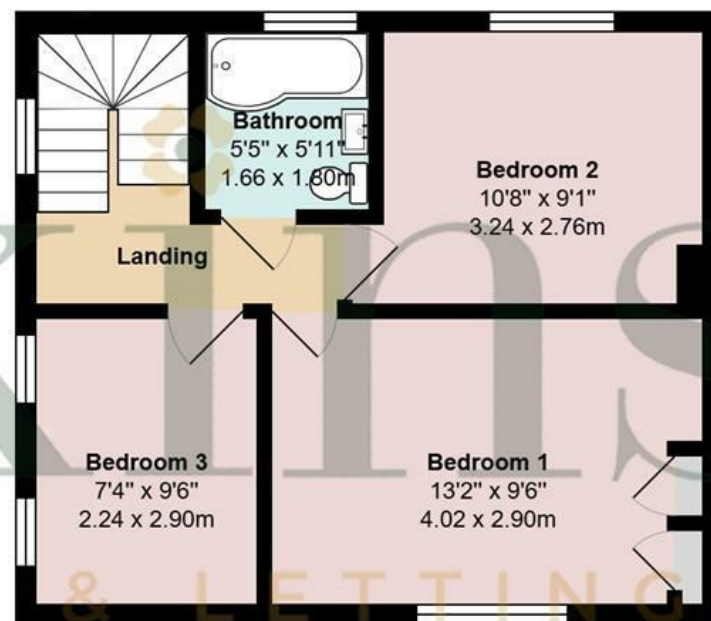








Area: 569 ft² ... 52.8 m²



Area: 425 ft² ... 39.5 m²

Total Area: 993 ft² ... 92.3 m²

Disclaimer:

These floor plans are provided for guidance only and are not to scale.

All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.

Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.

Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.

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