



Windrush, Highworth, SN6 7EB

£245,000
(Subject to Contract)

Hanley's

Windrush Highworth SN6 7EB

A three-bedroom detached house set in an elevated position with far reaching views to the front. Situated in a popular location close to local amenities and schools, the property offers spacious accommodation with scope for updating. The accommodation comprises: entrance porch with fitted storage cupboard, living room open to the dining room and a fitted kitchen with gas oven, washing machine, understairs storage cupboard and an external door opening to the side. To the first floor is a shower room with walk-in shower, a separate W.C., and three bedrooms, all with fitted wardrobes. The property offers the potential for modernisation but benefits from a number of recent improvements, including a replacement electric consumer unit, sockets, switches and light fittings (2024), new external fascias, soffits, gutters and downpipes (2024), replacement garage and porch roofs (2023), and a 'Worcester' gas boiler installed in 2019/2020. Double glazing is fitted throughout. Outside to the front, the garden is laid to lawn with steps to the front door and gated side access leads to the established rear garden, which is tiered, well stocked with mature shrubs, and includes steps up to a gated rear access leading to the nearby single garage. The property is offered for sale with no onward chain.



1 Shower Room



3 Bedrooms



1 Reception

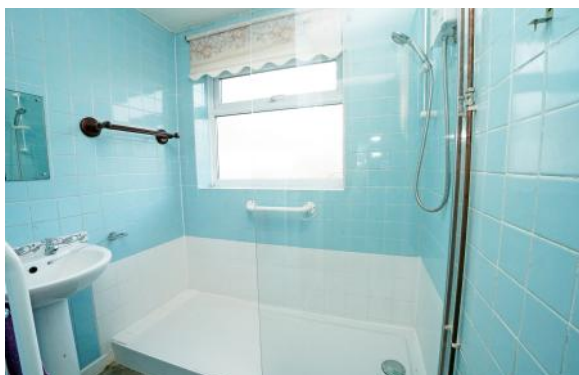
EPC: D 62

Council Tax Band: C

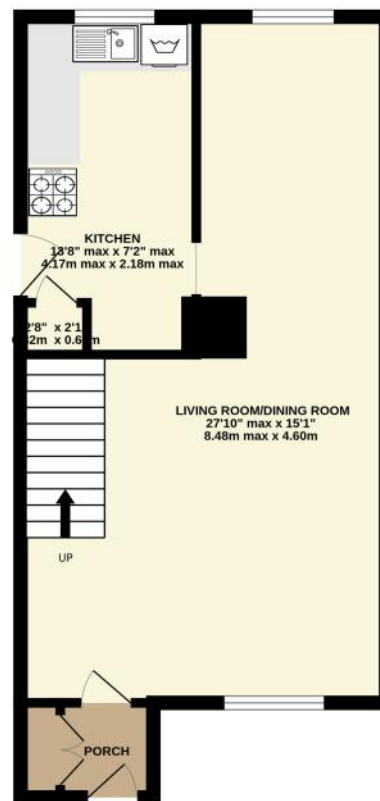
Tenure: Freehold



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GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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