



Wrde Hill, Highworth, SN6 7BX

£375,000
(Subject to Contract)

Hanley's

Wrde Hill, Highworth, SN6 7BX

Situated in a sought after cul-de-sac within a short walk to the High Street, this extended three bedroom 1960's detached house offers the scope to update and improve and has the benefit of far reaching rural views to the rear. The accommodation comprises: entrance porch with built-in cloaks cupboard, dining room with stairs to the first floor, living room with fireplace and fitted gas fire, door to the conservatory with French doors to the garden, doors to the garage and kitchen/breakfast room with integrated double oven and electric hob, space for dishwasher and fridge, floor mounted gas fired boiler, utility cupboard with plumbing for washing machine and door to the cloakroom with W.C.. To the first floor: landing with airing cupboard and door leading to the balcony taking in the open views, three bedrooms; all with fitted wardrobes, bathroom with a bath and separate shower cubicle. Outside to the front is a gravelled area, paved path to the front door and side access to the large rear garden which is divided into two sections mainly laid to lawn with a selection of shrubs, paved patio area, garden shed, and fruit trees. The property further benefits from gas radiator central heating, double glazing and is offered for sale with **NO ONWARD CHAIN**.



1 Bathroom & Downstairs Cloakroom/WC



3 Bedrooms



2 Receptions

EPC: D59

Council Tax Band: E

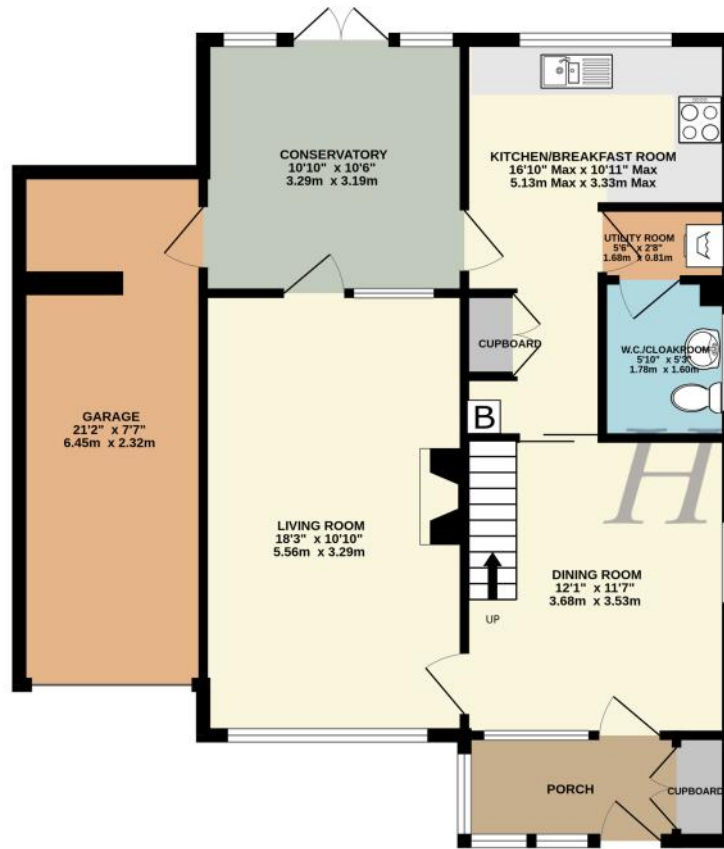
Tenure: Freehold



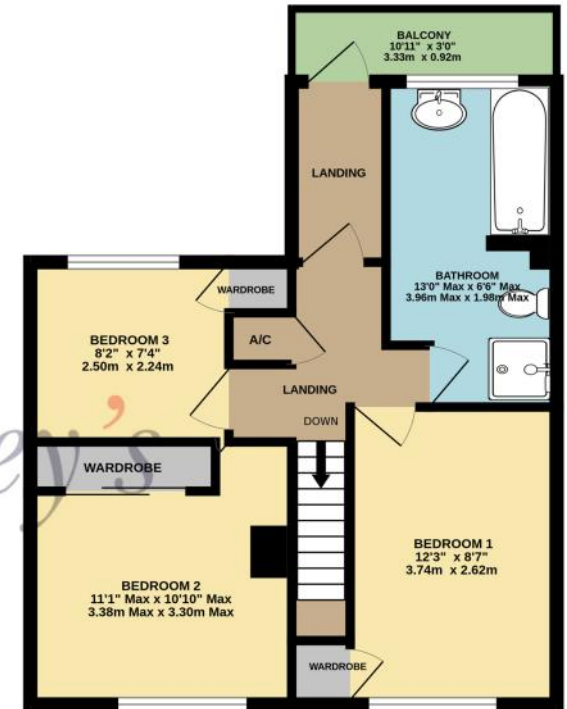
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GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.2 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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