



The Green, Highworth, SN6 7DB

£339,000  
(Offers in Excess of)

*Hanley's*

# The Green Highworth SN6 7DB

A beautifully presented and spacious three bedroom stone built character cottage situated in a popular location a short level walk to the High Street and local amenities. The property has been updated by the current owners with the accommodation comprising: entrance porch, c.20' living room with solid block wood walls to either side of the fireplace, attractive staircase, ground floor re-fitted shower/utility room with W.C., vanity unit with inset sink, separate shower cubicle and plumbing for automatic washing machine, an impressive re-fitted kitchen/dining room with an extensive range of units with Oak effect worktops and Rangemaster cooker, from the dining area bi-folding doors open to the charming courtyard garden. To the first floor: landing, bedroom one with en-suite shower room and dressing area and two further good sized bedrooms. The property further benefits from double glazing, electric heating to the ground floor and gas radiator central heating to the first floor. Outside to the rear is a southerly facing courtyard garden with gated side access and to the front is an attractive garden with gravelled driveway providing parking for two vehicles, a paved seating area, raised flower beds, an area of artificial grass and large workshop/garden store with power and light. Offered for sale with no onward chain.



**2 Shower Rooms**



**3 Bedrooms**



**2 Receptions**

**EPC: TBA**

**Council Tax Band: D**

**Tenure: Freehold**

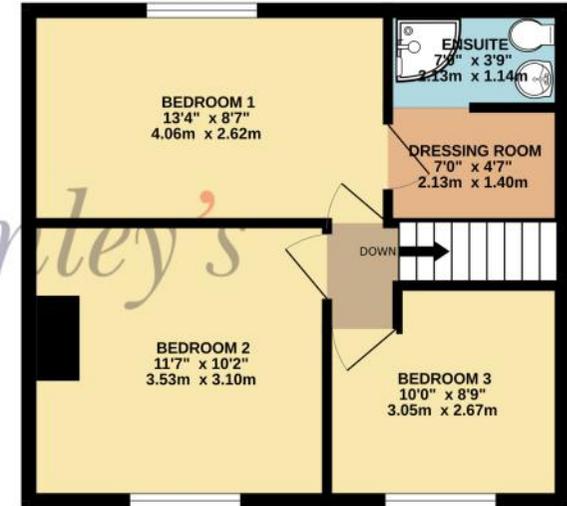
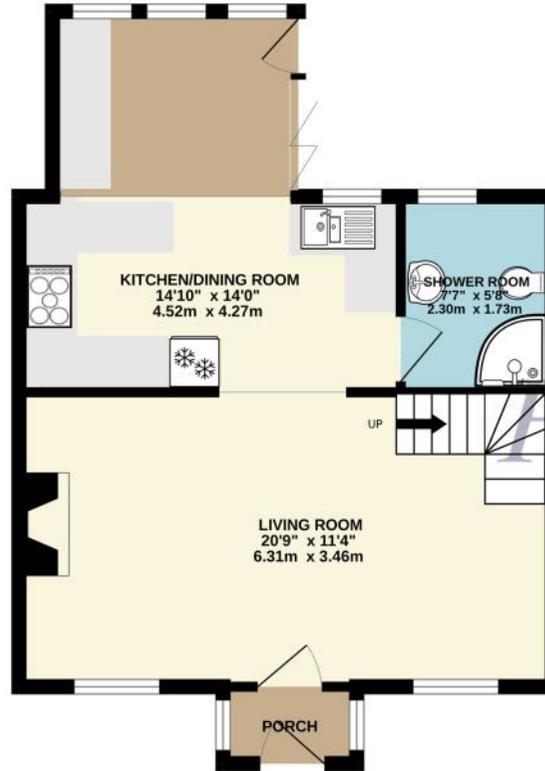


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GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.4 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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