



Islay Crescent, Highworth, SN6 7HL

£380,000  
(Subject to Contract)

*Hanley's*



## Islay Crescent Highworth SN6 7HL

A beautifully presented three bedroom link-detached property situated in a popular cul-de sac location within a short walk of local amenities and schools. Updated throughout by the current owners, the spacious accommodation comprises: Entrance hall, fitted kitchen with integrated dishwasher, fridge freezer and oven with gas hob and extractor fan over, living room opening to the dining room with sky lantern window and bi-folding doors opening to the rear garden, rear lobby leading to a utility room, separate cloakroom and door to the store with power, light and garage door to the front. To the first floor are three bedrooms and refitted family bathroom with bath and shower over. Further benefits include gas radiator central heating and double glazing. Outside to the rear is an enclosed garden with an area laid to lawn with a selection of flower borders and raised beds and a large patio area with paved path to a further raised outdoor dining space. To the front is a block paved driveway providing parking for two vehicles.



**1 Bathroom, 1 Cloakroom with W.C.**



**3 Bedrooms**



**2 Receptions**

**EPC: C73**

**Council Tax Band: D**

**Tenure: Freehold**



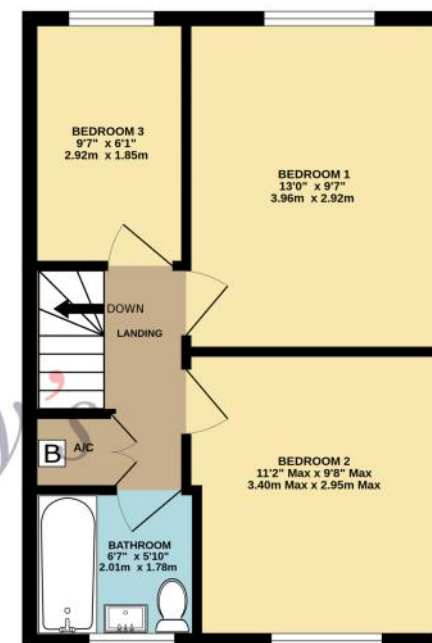
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GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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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