



Grange Close, Highworth, SN6 7AS

£350,000  
(Subject to Contract)

*Hanley's*

# Grange Close Highworth SN6 7AS

A well presented two bedroom link-detached bungalow situated in a sought after cul-de-sac location with far reaching rural views to the rear and a pleasant aspect to the front. Within a short walk of the High Street, the bungalow offers well appointed accommodation which comprises: entrance porch with access to the front and rear garden, entrance hall with built-in airing cupboard and storage cupboard, living/dining room with fireplace and gas fire inset, kitchen with double oven and electric hob with extractor fan over, conservatory with double doors to the rear garden with far reaching views, two double bedrooms; one with far reaching views and a re-fitted shower room. Further benefits include gas radiator central heating and double glazing. An attractive garden to the front has been landscaped and laid with stone chippings and a selection of flower and shrub insets with pathway to the front door. To the rear is an enclosed well tended private garden with lawn, patio area and gated access to the side leading to the single garage with automatic garage door, power, light and driveway parking to the front.



**1 Shower Room**



**2 Bedrooms**



**1 Reception**

**EPC: D 66**

**Council Tax Band: D**

**Tenure: Freehold**



**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA - 933 sq.ft. (86.7 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 dimensions and areas given have not been tested and no guarantee as to their operability or efficiency can be given.

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