24 Sandleaze, Worton, Wiltshire, SN10 5SA

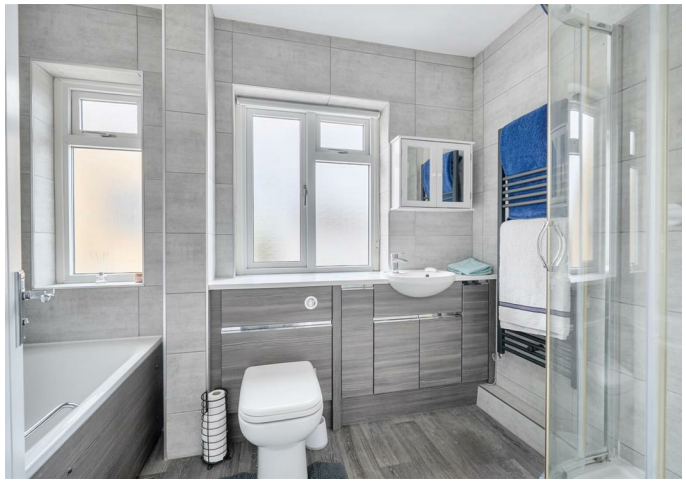
Guide Price £195,000

An ideal investment for cash buyers, a well presented 3 bedroom semi-detached non-standard 1950's family home with a good size garden and parking.

- CASH BUYERS ONLY AS NON-STANDARD CONSTRUCTION
- Smartly Updated Interior
- 3 Bedrooms, Contemporary Bathroom
- Stylish Modern Kitchen/Diner
- Lovely and Easily Maintainable Garden
- Located In The Popular Village Of Worton
- Countryside Views To The Front
- Separate Utility Room
- Driveway Parking

Freehold

EPC Rating D



A spacious family home offering great value for money in a fantastic village location. This well presented and very uptogether 3-bedroom semi-detached home is of 'non-standard construction,' and is therefore only available to cash buyers. This would be an ideal property for anyone looking to downsize as well as a great buy to let opportunity.

The frontage of this home has been turned into a gravelled area (with the potential off-road parking for 2/3 cars subject to getting the curb dropped). Walking into this lovely home you are greeted by the entrance hallway and a door into the generous living room, featuring an attractive wood burning stove and large window looking over the garden. The 14ft dual aspect modern kitchen/dining room includes a refitted modern suite with a range of floor & wall mounted units, offering plenty of cupboard and worktop space. Completing the downstairs accommodation is a convenient utility room and lean to space which could be utilised in a number of different ways.

Upstairs, the property offers three bedrooms. The principal bedroom is a well-proportioned double featuring ample built-in storage and pleasant views over the garden. Bedroom two is also a comfortable double, while bedroom three would make an ideal single bedroom, home office, or dressing room. Completing the first floor is a stylishly refitted family bathroom, fitted with both a bath and a separate corner shower.

To the rear, the property benefits from a low-maintenance lawned garden with raised beds to the side and a garden shed positioned at the rear.

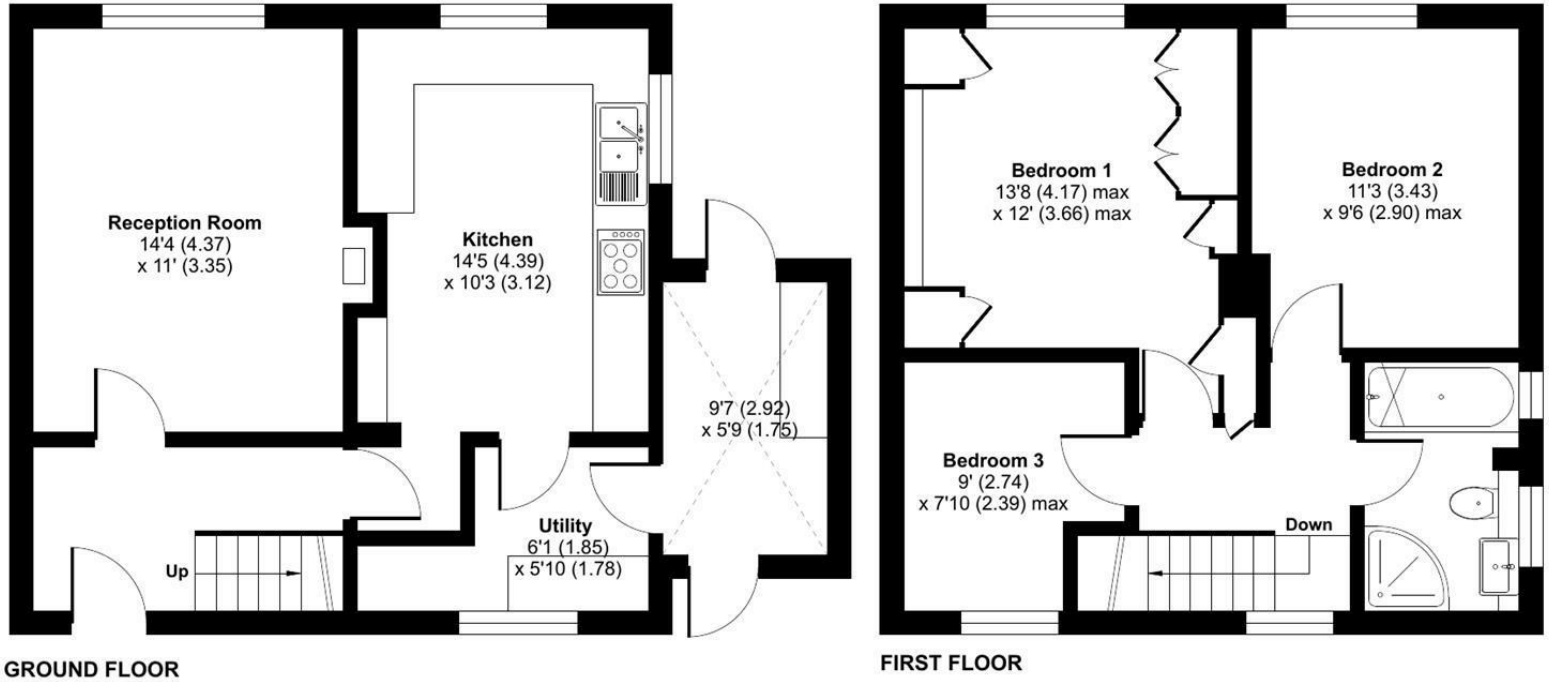
Situation
The charming village of Worton has a public house, a primary school and a Church. A large array of amenities including shops, supermarkets, banks, building societies, bars and restaurants can be found at nearby Devizes which is approximately 4 miles away. There is also a thriving weekly market and regular farmers market. The historic cities of Bath and Salisbury are less than 25 miles away. The Pewsey Vale, Stonehenge and the village of Avebury are all within approximately 20 minutes drive. Mainline railway links run from nearby Chippenham, Westbury and Pewsey to London, and the M4 motorway is easily accessible. There is an excellent selection of schools, at both primary and secondary levels. Successful schools in the state and private sectors include: Dauntsey's, Marlborough College, Stonar and St Mary's.

Property Information
Agents Note: Please be aware this property is deemed as a 'non-standard construction' home and therefore is available to cash buyers only.
Services: Mains water, drainage & electricity.
Council Tax: Band A

Sandleaze, Worton, Devizes, SN10

Approximate Area = 963 sq ft / 89.4 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Strakers. REF: 1082496

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For further details 01380 723451
devizes@strakers.co.uk

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