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17 Matilda Way, Devizes, Wiltshire, SN10 2SH

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17 Matilda Way, Devizes, Wiltshire, SN10 2SH

£230,000

Situated in a well-established residential area, this 2-bedroom semi-detached home boasts a garage and driveway parking.

- 2-bedrooms
- Semi-detached home
- Garage and off-street parking
- Spacious rear garden
- Good presentation throughout
- Well-established residential area

Freehold

EPC Rating C









A spacious two double bedroom semi-detached home, offered to the market with no onward chain and benefitting from driveway parking, a single garage and an attractive private rear garden.

The property is well presented throughout and offers light and well-balanced accommodation. The ground floor is entered via an entrance hall leading through to the kitchen, which is fitted with a range of units together with an integrated electric oven and four ring gas hob. To the rear of the property, the sitting/dining room is a particularly comfortable and bright space, with sliding doors opening directly onto the patio and rear garden beyond.

Upstairs, the property offers two generous double bedrooms, both benefitting from fitted wardrobes, together with a family bathroom fitted with a shower over the bath.

Externally, the property enjoys a pleasant front garden with seasonal planting and a small rockery area, while the rear garden provides a good degree of privacy and has been thoughtfully arranged with an extended patio seating area leading down to a lawn bordered by established shrubs and planting.

Further benefits include a single garage with light, power and personal door to the rear, together with driveway parking positioned in front.

The property would make an ideal first-time purchase, downsize or investment opportunity, offering a practical layout and excellent potential in equal measure.

Situation
Situated within this established and sought after residential area on the outskirts of Devizes and a stone's throw from the canal and countryside walks.

Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property information
We are advised all mains services are connected.
Tenure: Freehold
EPC rating: C
Council tax band: C

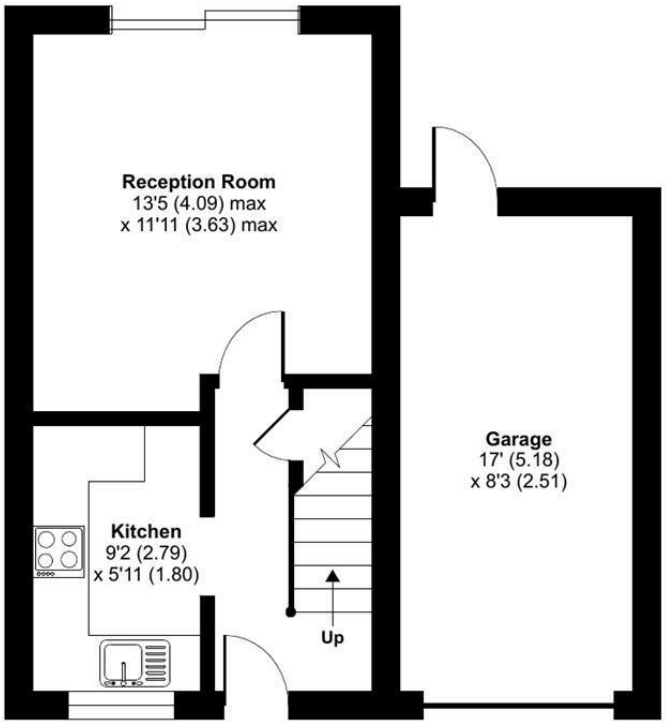




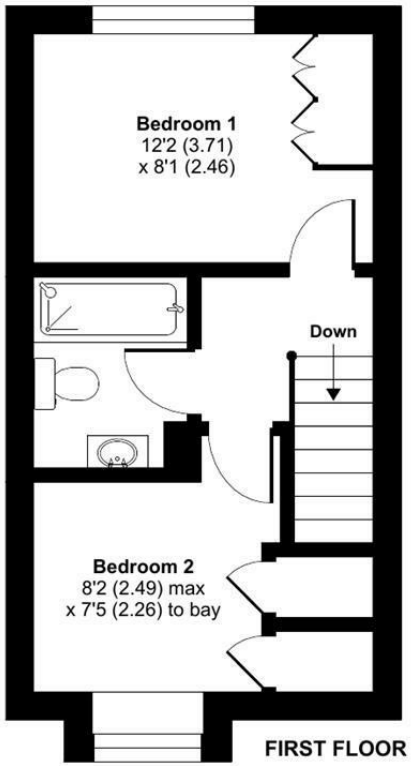


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Approximate Area = 576 sq ft / 53.5 sq m
Garage = 141 sq ft / 13.1 sq m
Total = 717 sq ft / 66.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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