



## 161 Windrush, Highworth, Wiltshire, SN6 7DY

Asking Price £285,000

- A remodelled and extended semi detached
- Dining room
- Driveway parking
- Two double bedrooms
- Kitchen/breakfast room
- Garage
- Sitting room
- Westerly garden

# 161 Windrush, Highworth, Wiltshire, SN6 7DY

Designed as a three bed, this semi detached property has since been remodelled and extended. Situated in the historic Wiltshire market town of Highworth, the accommodation now offers an entrance porch, hall, sitting room, dining room, kitchen/breakfast room, two double bedrooms and a bathroom. Outside are gardens, driveway parking and a garage.

Additional Information:

Council Tax Band- B

EPC Rating- C

Freehold



Council Tax Band: B



### ENTRANCE PORCH

Entrance door and sidescreen with obscure stained glass leaded lights. Tiled flooring. Half glazed door to entrance hall.

### ENTRANCE HALL

Staircase to first floor. Understairs cupboard. Meter cupboard. Radiator. Tiled flooring.

### SITTING ROOM

18'6" x 11'7"

Two windows to front. Television point. Radiator.

### DINING ROOM

11'1" x 9'0"

Patio doors to the garden. Radiator. This room has been used in the past as a third bedroom.

### KITCHEN/BREAKFAST ROOM

15'1" x 11'1"

Windows and a half glazed door to rear. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a wood effect worksurface with cupboard below. Further range of wall and base units. Tiled flooring and splashbacks. Space for a Range style oven. Space for an American style fridge freezer. Space and plumbing for an automatic washing machine. Further utility space. Tower radiator.

### LEAN TO

Of aluminium construction with sliding door to garden. Please note that there is some glazing missing,

### LANDING

Built in linen cupboard. Roof access.

### BEDROOM ONE

15'0" x 11'4"

Two windows to the front. Two radiators. Bulk head shelf.

### BEDROOM TWO

11'2" x 7'10"

Window to rear. Radiator.

### BATHROOM

Obscure glazed window to rear. Suite comprising of a panelled bath with mixer tap shower, vanity unit and WC. Tiled splashbacks. Heated towel rail.

### OUTSIDE

To the front, a pathway leads to the entrance. There is DRIVEWAY PARKING for two cars. Mature borders.

The rear garden is enclosed and westerly facing. Laid mainly to patio with borders. Pedestrian gate to the side.

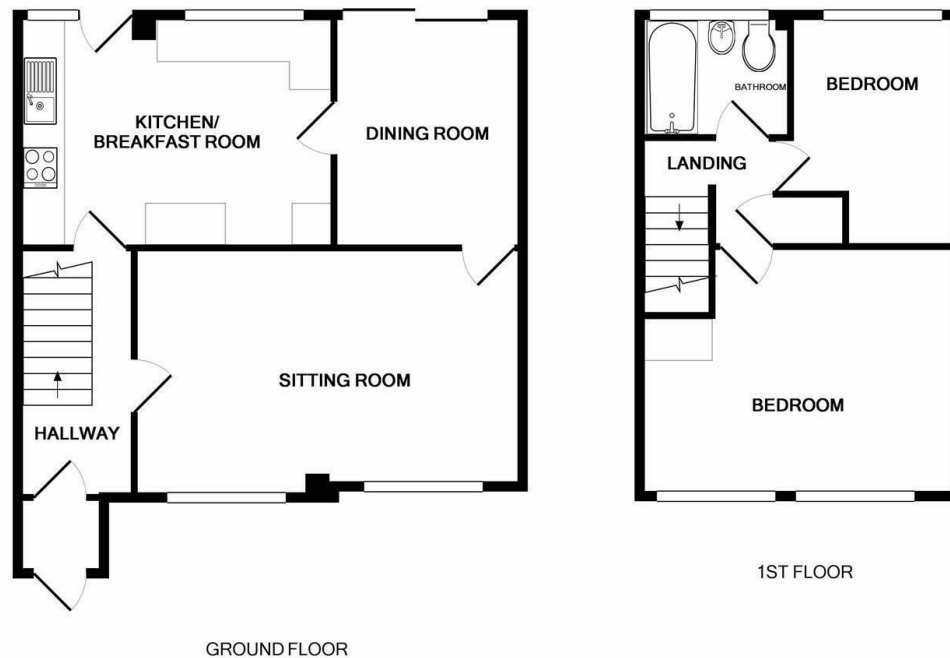
### GARAGE

This is in the block immediately behind the property. The garage is the second from the right and is numbered.

### HIGHWORTH

Highworth is a Wiltshire market town located about 6 miles north-east of Swindon town centre. It is notable for its Queen Anne Style architecture and Georgian buildings dating from its pre-eminence in the 18th century.

Highworth is mentioned in the Domesday Book as 'Wrde'. During the English Civil War, when Charles I fought against Parliament, Highworth was a royalist stronghold. In 2006 the town celebrated the 800th anniversary of the granting of the charter for its market, which is still held every Saturday. The origins and layout of Highworth are medieval and the centre of the old town has been designated as a conservation area. Warneford School is the local secondary school and is situated on Shrivenham Road.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Directions

From the main traffic lights, proceed down the hill and first left onto St Michaels Avenue. Turn left onto Windrush.

## Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 71      | 77        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |