



📍 37 Queens Road, Devizes, Wiltshire, SN10 5HW

🏠 Guide Price £350,000

Located in the sought after area of Queens Road, this 3-bedroom semi-detached home, with no onward chain, offers scope for improvement and boasts a generous garden, ample driveway parking and a garage.

- NO ONWARD CHAIN
- Close to Devizes town centre
- 3-bedroom semi-detached home
- Generous gardens
- Sought after area
- Garage and driveway parking
- Great reception space
- Scope for improvment

🏡 Freehold

🏠 EPC Rating D



A well-located three bedroom semi-detached home, set within the highly sought after Queens Road area of Devizes, offering generous accommodation, a large garden and excellent potential for improvement. The property is available with no onward chain and enjoys close proximity to Hillworth Park and the town centre.

The accommodation is arranged over two floors and begins with a central entrance hall, providing access to the main living spaces. To the front of the property is a good-sized reception room, offering a bright and comfortable sitting area. To the rear is a separate dining room which connects through to the kitchen, creating a practical layout for family living and entertaining. The kitchen is fitted with a range of wall and base units and leads through to a useful utility room, with W/C next to it, beyond which is a conservatory overlooking the garden, providing an additional reception space with a peaceful garden outlook.

Upstairs, there are three bedrooms, comprising two generous doubles and a further single bedroom, all served by a family bathroom.

Externally, the property benefits from a particularly generous rear garden, offering a good degree of privacy and plenty of scope for landscaping or extension, subject to the necessary consents. To the front and side is private driveway parking leading to a single garage.

Overall, a rare opportunity to acquire a home in a prime residential location, within easy walking distance of green spaces and the town centre, with clear potential to modernise and add value.

#### **Situation**

The property is located within a much sought after area of Devizes on the south side of the town within easy walking distance of the town centre and the wonderful Hillworth Park. This historic market town has many amenities including town centre shopping, a leisure centre, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. Private local schools in the locality include Dauntsey's School, Marlborough College and St Mary's Calne. The historic Kennet & Avon Canal runs through the town providing fishing and walking amenities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available in Pewsey, Chippenham and Westbury, and also from Andover to Waterloo.

#### **Property information**

We are advised all mains services are connected.

Tenure: Freehold

Council tax band: C

EPC rating: D



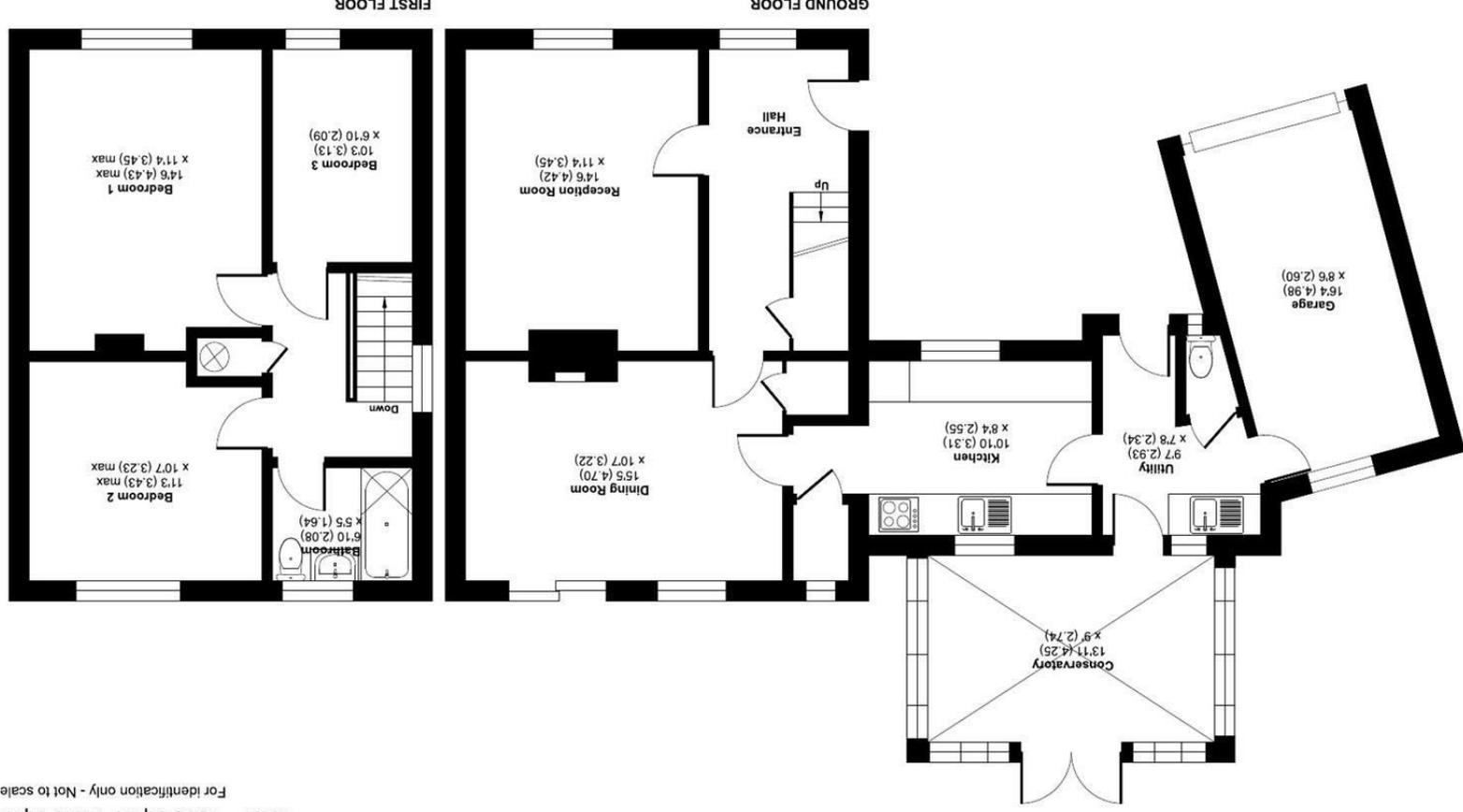
# Queens Road, Devises, SN10

Approximate Area = 1259 sq ft / 116.9 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1398 sq ft / 129.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2026. Produced for Strakers. REF: 1395599

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