



⑨ 16 Ferguson Road, Devizes, Wiltshire, SN10 3UA

⌚ Guide Price £279,950

A good sized 3 bedroom semi detached family home with a garage, set in a quiet cul-de-de-sac location.

- 3 Bedroom Modern Family Home
- Much Improved By Current Owners
- Updated Kitchen
- Modern Gas Boiler
- Modern En Suite + A Family Bathroom
- Enclosed South Facing Rear Garden
- Single Garage & Parking
- No Onward Chain
- Great Buy-To-Let

❖ Freehold

⑩ EPC Rating C



A well presented 3 bedroom modern family home offered with no onward chain. This delightful family home is ready to move straight in having had a refurbishment in 2024 with replacement flooring, a tasteful redecoration throughout, a refitted kitchen as well a new gas fired boiler added at that time.

Situated in a tucked away position on the edge of town, within easy walk of open countryside and Drews Pond woods, this modern home would be a great property for any first time buyers or downsizers. Equally, it could be a perfect buy to let with an estimated rental income of £1200 pcm (equating to a 4.9% yield based on current asking price of £295,000). Inside, the light entrance hall leads off to a modern cloakroom/wc and the stylish kitchen fitted with a range of wall and base cupboards with laminate worktops, an integrated oven and 4 ring gas hob. A spacious sitting/dining room has a useful storage cupboard under the stairs and French doors opening out to the rear garden. On the first floor there are 3 bedrooms in total (2 doubles + 1 single), with the main bedroom enjoying an en suite shower room. The modern family bathroom completes the accommodation.

Outside, there is a single garage to the rear (2nd one behind the house in the block) with a parking space in front of the garage. The south facing rear garden enjoys a good amount of privacy and is fully enclosed by brick walling and fencing with a rear gate to the parking. There is a small lawn with two patio sun terraces.

Situation

The property is nicely positioned on the edge of town and only a short walk from Drews Pond- a beautiful woodland close by which offers direct access to woodland walks. Devizes is a thriving market town and a delightful place in which to live. Respect for the old traditions complements the modern and comprehensive shopping facilities, services and amenities that you would expect of such a town, together with good local schools (in both state and private sectors), excellent sports and recreational facilities, and some wonderful surrounding countryside. Devizes is well placed for access to Swindon (train station), Marlborough, Pewsey (train station), Chippenham (train station) and the M4 motorway.

Property Information

Services: All mains services are connected.

Council Tax: Band C

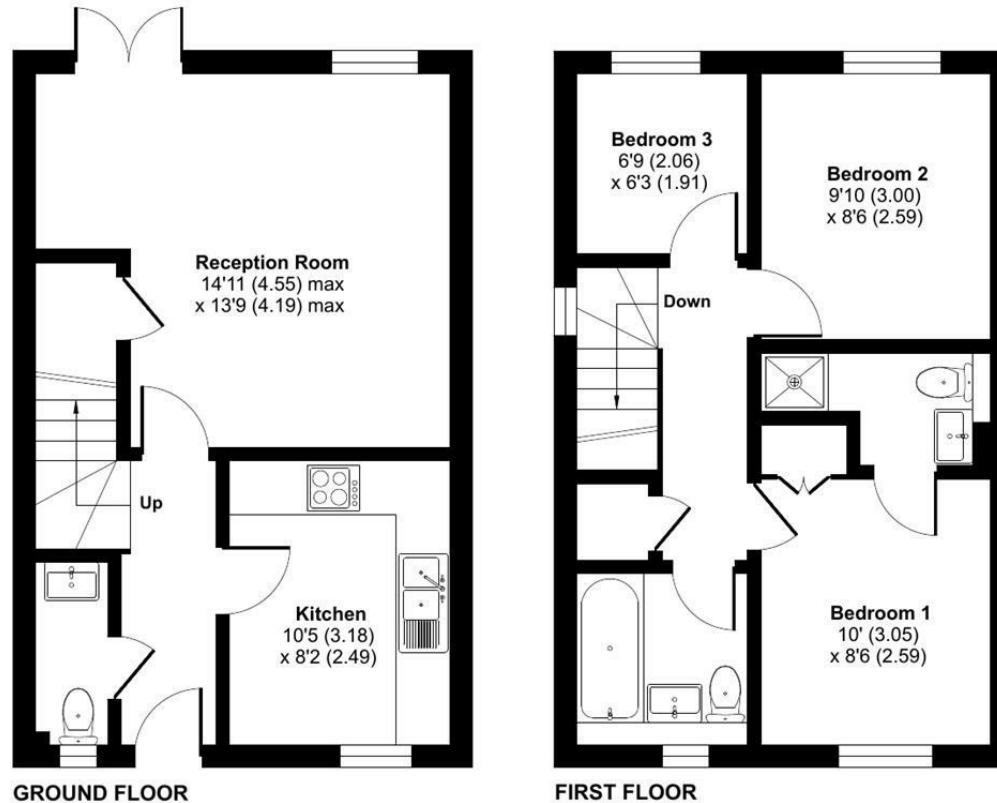
Agents Note: please note the pictures were all taken when the property was vacant. The property is now tenanted.



Ferguson Road, Devizes, SN10

Approximate Area = 762 sq ft / 70.7 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.
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