



Knowlands, Highworth, Swindon, SN6 7ND

£220,000  
(Subject to Contract)

*Hanley's*



## Knowlands Highworth Swindon SN6 7ND

An extended two bedroom terraced property situated in a popular location which has been stylishly updated and re-furnished throughout by the current owner. The well presented accommodation comprises: Entrance hall, fitted kitchen with integrated oven, induction hob and extractor fan over, living/dining room with an arch to the dining area and door to the rear garden. To the first floor: landing with access to the loft space, two bedrooms and a re-fitted shower room. The property also benefits from double glazing and gas radiator central heating with new Glow Worm Combination boiler and radiators installed in 2021. Outside to the front are steps to the property and low maintenance garden. To the rear is an enclosed garden which is laid to lawn with patio area and gated rear access. A single garage is located in a nearby block with private parking area for residents.



**1 Shower Room**



**2 Bedrooms**



**1 Reception**

**EPC: C 76**

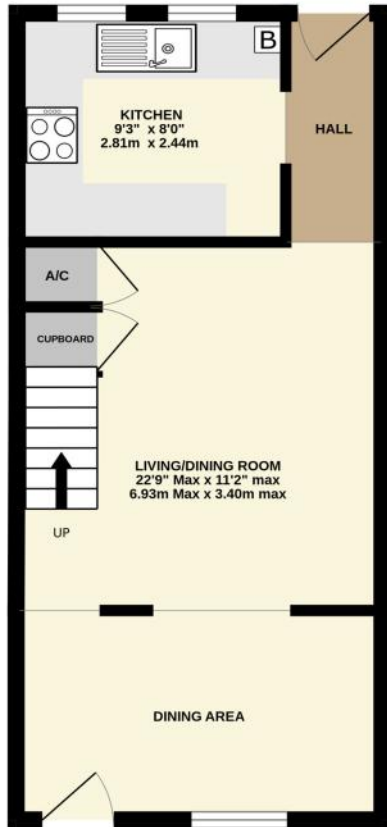
**Council Tax Band: B**

**Tenure: Freehold**



**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

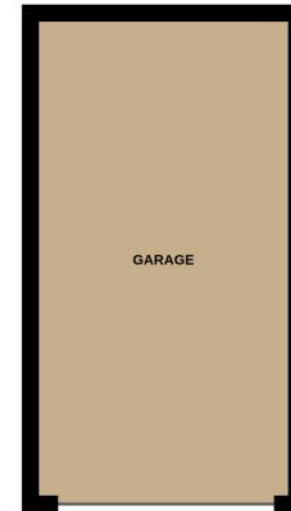
GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



GARAGE IN BLOCK  
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Hanley's Estate Agents  
25 High Street, Highworth, SN6 7AG  
Tel: 01793 762005 mail@hanleys.co.uk



