



jones robinson
Incorporating Martin Walker



LEASEHOLD
£150,000
91A Brickley Lane
Devizes, SN10 3BP



A delightful two bedroom ground floor apartment set in a discreet location away from main roads in busy traffic with a delightful garden to the rear including parking.

- Two bedroom ground floor apartment
- Private garden
- Allocated parking space
- Double glazing
- Kitchen including oven and hob
- Excellent first time buy or buy to let
- Within easy reach of town centre
- Night storage heating
- No onward chain



SUMMARY

The property is nicely presented and the interior belies the facade with its high vaulted ceiling to the sitting room and bedroom, the former being open plan to the kitchen and the dining area. There are two generous bedrooms and a bathroom with shower over bath and the property also offers sealed unit double glazing complemented by night storage heating.

Brickley Lane is a residential area within easy reach of the towns' comprehensive leisure and shopping facilities making it ideal for those with no transportation, first time buyers or those requiring a convenient buy to let property.

ACCOMMODATION

Hallway. Bathroom:- nicely appointed with bath having curved screen and shower over, vanity basin, W.C. Living room/Kitchen:- at one end with a range of floor and wall units, electric hob with hood above, fitted oven beneath, sink unit, space and plumbing for appliances, airing cupboard containing hot water cylinder. Living room at other end of the room with large roof-light and French doors to garden. Bedroom One:- with French doors to garden. Bedroom Two.





OUTSIDE

Attractive enclosed garden comprising terrace, lawn, shrubs and flower borders, providing a delightful environment in which to sit, or for alfresco dining. Beyond the garden is parking belonging to the property.

Energy efficiency rating C.





TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.4 SQ.M.)

The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. If any aspect of the plan is important to you, please contact our office.
Made with Metropix ©2012



DIRECTIONS

From Devizes' centre proceed up Estcourt Street turning right at the mini roundabout into Brickley Lane. Take the second exit off the next roundabout continuing along Brickley Lane where the property will be found off to the left hand side.



3 Wine Street
Devizes
SN10 1AP

01380 730200
enquiries@mwwilts.co.uk
www.mwwilts.co.uk

If there are any queries in relation to these property particulars, please contact this office to check the information for you. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

- 1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to the correctness.
- 2) The particulars do not constitute part of an offer or contract prospective purchasers.
- 3) All curtains, carpets, blinds equipment, light fittings and fixtures are not deemed to be removable by the Vendor unless specifically negotiated with the sale of the property.
- 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor.