jones robinson
Incorporating Martin Walker

FREEHOLD GUIDE PRICE

£210,000

36 Matilda Way

Devizes SN10 2SH

Situated in a tucked away position away from the hustle and bustle of life is this delightful two bedroom modern home which has the added advantage of a large conservatory/garden room on the side and a safe enclosed garden to the rear.

- Two bedroom end terrace home
- Within easy reach of town centre
- Double glazing
- Gas central heating
- Sitting room with patio doors to rear
- Garden room/Conservatory
- Safe enclosed rear garden
- Allocated parking
- Energy Efficiency Rating D

SUMMARY

Benefits of the property include gas central heating complemented by double glazing and allocated parking.

Matilda Way is a popular residential area about a mile from the towns comprehensive leisure, shopping and schooling facilities .

GROUND FLOOR

Entrance hallway with under stair storage area. Kitchen:- with floor and wall units, gas hob with hood above, fitted oven beneath, sink unit, space and plumbing for appliances, wall mounted gas central heating boiler. Sitting room:- with sliding patio doors to rear. Conservatory/Garden room.

FIRST FLOOR

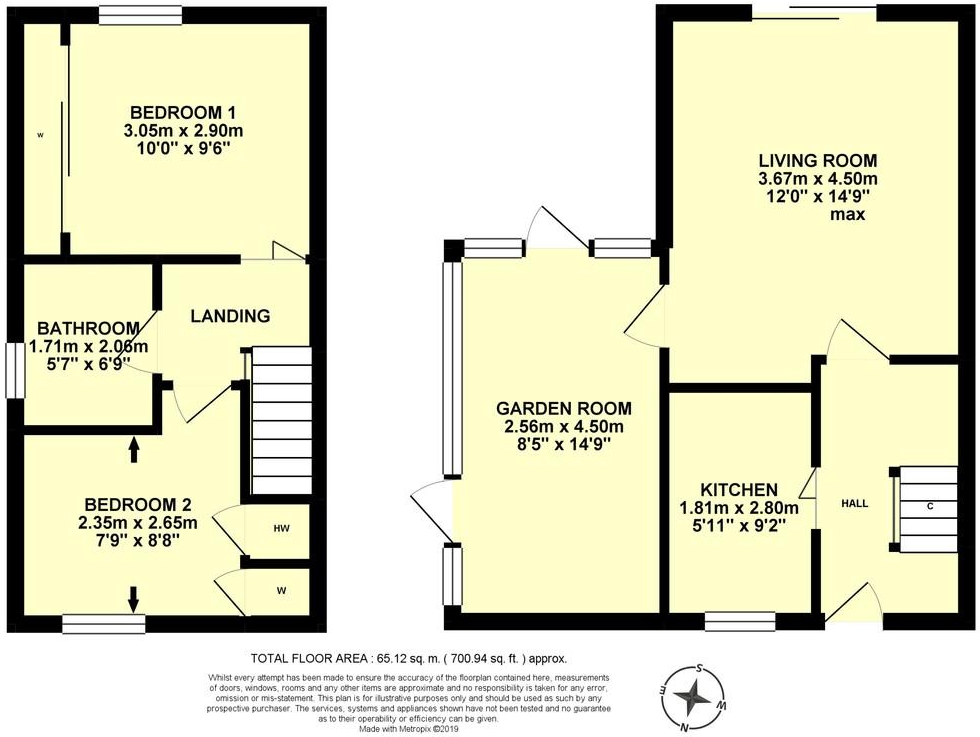
Landing with hatch and ladder to loft space. Bathroom:- with bath and shower over, W.C. and basin. Two bedrooms, both with fitted wardrobes and cupboards.

OUTSIDE

At the front of the property, allocated parking. To the rear is an enclosed garden, principally lawn, with terrace and flower borders. Two timber garden sheds.

1ST FLOOR 26.81 sq. m.
(288.56 sq. ft.)

GROUND FLOOR 38.31 sq. m.
(412.38 sq. ft.)



TOTAL FLOOR AREA : 65.12 sq. m. (700.94 sq. ft.) approx.

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DIRECTIONS

From Brickley Lane proceed up the Jump Farm Road turning left into Windsor Drive and second left into Proudman Road, turning right into Matilda Way where the property will found on the right hand side.

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