



FREEHOLD GUIDE PRICE
£380,000
97 Avon Road
Devizes, SN10 1PT



A mature three bedroom detached house with a large garden, situated in a wonderful elevated location with far reaching views for miles to the south and in a popular residential area only about a mile from the town centre.

- Detached house with space and potential for further enhancement
- Three generous bedrooms
- Popular residential area
- Far reaching countryside views to the rear
- Double glazing and gas central heating
- Large garden and part of the old railway
- Large living room
- Garage and parking



SUMMARY

Situated in a popular residential area only about a mile from the towns comprehensive shopping and leisure facilities. Benefits of the property include gas central heating, double glazing and a feature fireplace in the sitting room. There is a light and airy garden room overlooking the large rear garden and whilst the house has been extended over the years, there is plenty of space and potential for further enhancements.

GROUND FLOOR

Entrance hallway with large under stair storage cupboard. Pantry with water softener. Kitchen:- with floor and wall units, sink, space and plumbing for appliances, built in double oven and ceramic hob. Integral single garage with gas central heating boiler. Sitting/Dining room:- with fireplace and bay window. Garden room with French doors to garden. Utility room with sink and plumbing for washing machine. Cloakroom with W.C. and basin.

FIRST FLOOR

Landing with linen cupboard and access to loft. Bathroom:- With bath having shower over, W.C. and basin. Master bedroom:- with fitted cupboards, en-suite shower, W.C. and basin. Two further bedrooms, both of a generous size with fitted wardrobes.





OUTSIDE

At the front is block paved driveway. To the rear is a wonderful garden in two distinct areas. From the rear of the house a terrace leads to an expanse of lawn with flower borders, garden sheds and green house. Beyond this and separated by a hedge, the land slopes down to the old railway track bed and this area is thick with trees and shrubs providing a haven for wildlife.



TOTAL FLOOR AREA : 147.91 sq. m. (1592.12 sq. ft.) approx.

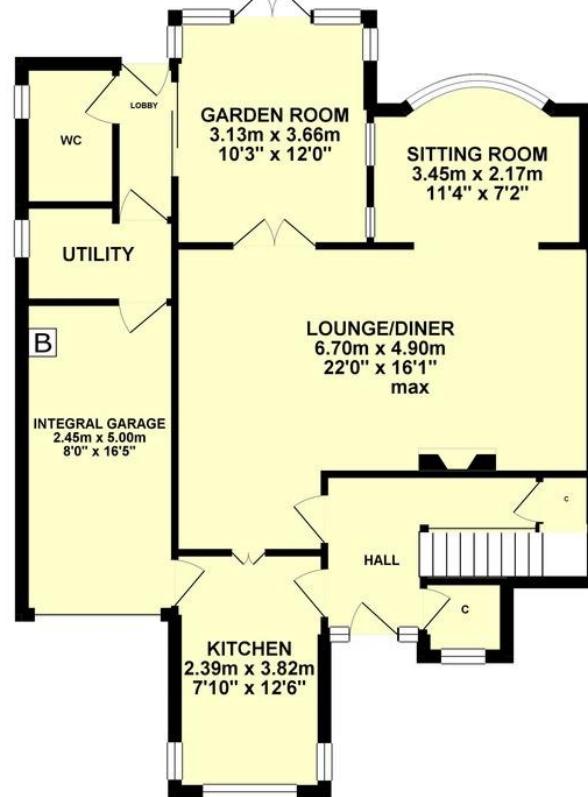
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1ST FLOOR 59.75 sq. m.
(643.13 sq. ft.)



GROUND FLOOR 88.16 sq. m.
(948.99 sq. ft.)



DIRECTIONS

From Devizes centre proceed on to the Bath Road passing Townsend Garden Centre on the right. After passing over the canal turn left in to Avon Rd, follow the road round and the property will be found further down on the left hand side.



 **jones robinson**

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