



FREEHOLD GUIDE PRICE

**£300,000**

**Fir Tree Cottage**

**The Green**

**Urchfont, SN10 4QU**



**A charming three bedroom cottage with much internal character and presented to an excellent standard, with small garden situated just off the village centre, close to the community store, pub and excellent primary school.**

- Characterful cottage
- Located in a highly prized picturesque village
- Close to amenities and excellent schooling
- Very well presented
- Open plan dining/sitting room
- Rear garden
- On-street parking
- Double glazing
- Oil central heating



## **SUMMARY**

Fir Tree Cottage is a particularly impressive property, being presented to an excellent standard with a modern kitchen and bathroom complemented by oil fired central heating, double glazing and a good standard of decor throughout. In the dining room is an old range and an open fireplace in the sitting room. There is ample on-street parking close-by and Devizes can be found about 6 miles to the North which caters for most everyday leisure and shopping needs.

## **LOCATION**

Urchfont is one of the area's most highly prized villages with an interesting mix of architecture and countryside walks in abundance close by. It offers a thriving community spirit as well as a picturesque duck pond with pub, church, store, village hall and a regular bus service to nearby Devizes which caters for most everyday leisure and shopping needs. There is also schooling for all ages, with an excellent village primary school.

## **GROUND FLOOR**

Dining room with old cast iron range, open plan through to:- Sitting room:- with fireplace. Kitchen:- with floor and wall units, ceramic hob with hood above, double oven, integrated fridge and freezer, space and plumbing for appliances. Lobby with storage cupboard. Shower room with shower, basin and W.C.





### FIRST FLOOR

Two inter-linking bedrooms, both with fitted storage

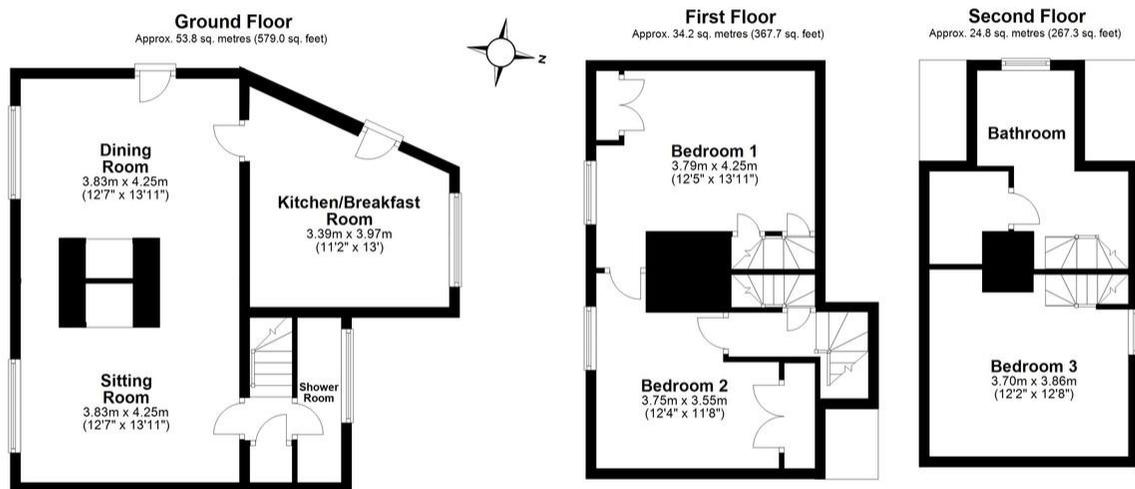
### SECOND FLOOR

Attic bedroom and bathroom with bath, basin and W.C.

### OUTSIDE

Lawned garden to the rear with shrubs, plants and a small terrace adjoining a useful garden shed.





Total area: approx. 112.8 sq. metres (1213.9 sq. feet)



## DIRECTIONS

From the village duck pond, head West past the shop towards The Green where the property will be found on the right.



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