



jones robinson
Incorporating Martin Walker



FREEHOLD GUIDE PRICE

£350,000

17 Lochem Road

Devizes, SN10 2GE



An impeccable four bedroom detached house which has been meticulously maintained, decorated and landscaped by its owners and presented in as new condition. Benefits of the property include a well-appointed kitchen with separate dining and sitting room with a wonderful conservatory which opens to the garden.

- Detached family home
- Excellent decorative order
- Quiet location
- Master bedroom with en-suite
- Kitchen breakfast room plus utility room
- Separate dining room and conservatory
- Conservatory
- Gas central heating
- Enclosed rear garden
- Single garage with driveway



SUMMARY

This property has to be one of the smartest, cleanest and best presented houses for sale in Devizes currently. Situated well away from main roads and busy traffic with a generous garden to the rear, with parking and garage to the side. The Kennet and Avon canal is just a few minutes walk away as is the Hour Glass pub and the towns facilities are just a few minutes away by car.

GROUND FLOOR

Wide entrance hallway. Cloakroom with W.C. and basin. Dining room. Sitting room:- with double doors opening to:- Conservatory:- with double doors opening to garden. Kitchen:- nicely appointed with a range of floor and wall units, breakfast bar, double oven, gas hob with hood above, integrated dishwasher, fridge, freezer and washing machine.

FIRST FLOOR

Landing with access to loft space, airing cupboard. Family bathroom with bath having shower over, screen to side, W.C. and basin. Four bedrooms, the master bedroom having fitted mirrored wardrobes and en-suite shower room with shower, basin and W.C.

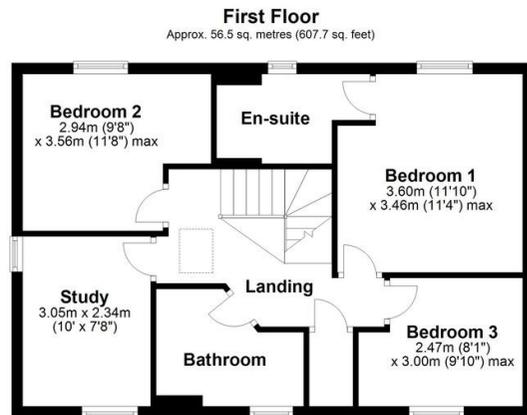
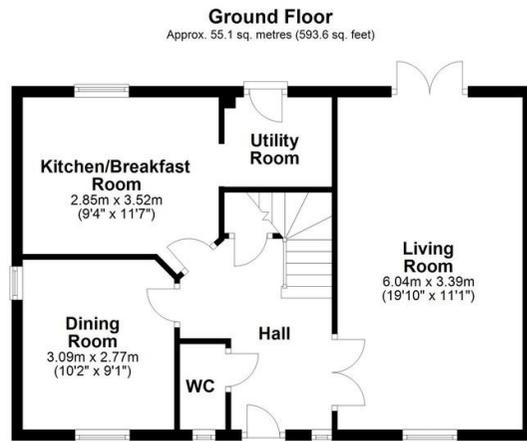




OUTSIDE

A delightful enclosed garden to the rear comprising an expanse of lawn surrounded by flower borders, shrubs, plants and trees and a natural stone terrace, all surrounded by either fence or wall with to the side a single garage with electric door and parking.





Total area: approx. 111.6 sq. metres (1201.3 sq. feet)



DIRECTIONS

From Devizes' centre proceed on the A361 London Road passing Police HQ on the left-hand side. Upon arriving at the third mini roundabout take the third exit signposted Horton Avenue. Go straight across the first mini roundabout and take a left into Anzio Road and a left into Lochem Road where the property will be found on the right-hand side.



3 Wine Street
Devizes
SN10 1AP

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

If there are any queries in relation to these property particulars, please contact this office to check the information. 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 their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are 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. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays Us a referral fee averaging at £429 per referral (based on total referrals in 2018), our conveyancing provider pays Us a referral fee averaging at £302 per referral (based on total referrals Jan-May 2019) and our contractors (including EPC providers) pay Us an average fee of £13 per referral (based on total Jones Robinson Group referrals in 2018). Full details of our referral fees are listed on our website.

