



FREEHOLD  
**£250,000**  
**12 Elm Tree Gardens**  
Devizes, SN10 3ES



**An older style semi-detached home situated in a popular and mature residential area only about a mile from the towns' comprehensive leisure and shopping facilities. The property offers great potential for modernisation and improvement with the fundamentals being in place to create a wonderful family home.**

- Semi-detached home
- Popular residential area
- Scope for modernisation
- Walking distance of town
- No onward chain
- Garden
- Useful attic room
- Double glazing
- Gas central heating
- Garage



## **SUMMARY**

Notable benefits of the property include double glazing complemented by gas fired central heating to radiators, parking at the front together with a generous garage and a safe enclosed garden to the rear. There is a staircase from the first floor up to the attic which provides a great deal of useful storage space or potential to create further accommodation.

## **GROUND FLOOR**

Entrance. Lobby, cloakroom with W.C. and basin. Hall with under-stair storage cupboard, plumbing for washing machine. Kitchen:- with floor and wall units, hob with hood above, fitted double oven and sink. Dining room:- with sliding doors through to: Sitting room.

## **FIRST FLOOR**

Landing. Bathroom with bath, basin and cupboard housing gas central heating boiler. Separate W.C. Three bedrooms.

## **SECOND FLOOR**

Attic room.

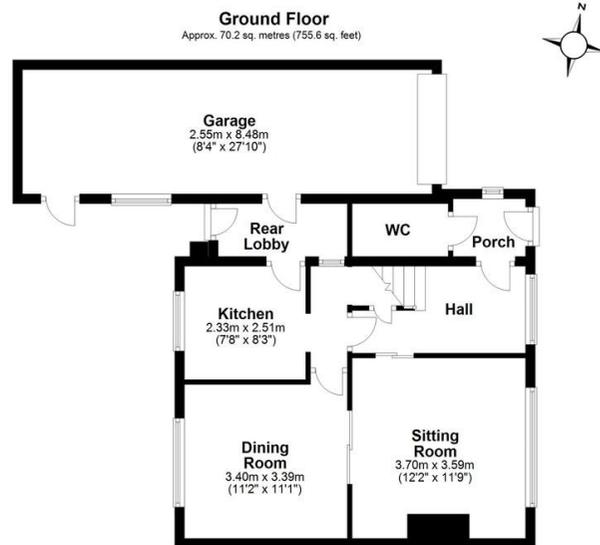




## OUTSIDE

At the front of the property is a driveway, lawn and shrubs. Generous garage with enough space to the rear to create a workshop. The garden at the rear of the property is principally lawn and well screened by shrubs and plants, with a garden store.





Total area: approx. 110.0 sq. metres (1183.6 sq. feet)



## DIRECTIONS

From Devizes town centre head onto the Nursteed Road until you reach Eastleigh Road on the left-hand side. Proceed along Eastleigh Road until you approach Cromwell Road and then turn right. You will then reach Shackleton Road on the right-hand side, furthermore, Elm Tree Gardens on the left where the property will be found on the right.



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