





📍 31 Victoria Road, Devizes, SN10 1ET

🏠 Guide Price £400,000

Located on the ever-popular, tree-lined Victoria Road, this well-presented three-bedroom mid-terrace home retains a wealth of character features.

- 3-double bedrooms
- Victorian mid-terraced home
- Sought after tree lined road
- Stones throw to canal walks and town centre
- Immaculate presentation
- Delightful characterful features
- Easily maintainable rear garden with covered seating area
- Living room with wood burner
- Principal bedroom with shower room

🏡 Freehold

🏠 EPC Rating D





Set along one of Devizes' most sought after and attractive tree-lined roads, just a short walk from the Kennet & Avon Canal and the town centre, this beautifully presented Victorian mid-terraced home blends period character with modern touches in a highly desirable setting.

The ground floor offers two generous and well-proportioned reception rooms, including a bay-fronted living room with wood-burning stove, creating a warm and inviting focal point. To the rear is a stylish kitchen, providing ample cupboard and worktop space. A skylight and two direct access points to the garden provide an abundance of natural light.

The first floor provides two excellent double bedrooms, served by a contemporary family bathroom, while the second floor is home to the principal bedroom, offering a private and versatile space with its own shower facilities.

Outside, the rear garden has been designed for ease of maintenance and enjoys a particularly attractive outlook, backing directly onto the canal. A covered, decked seating area provides the perfect spot to relax and enjoy the setting throughout the year.

Immaculately presented throughout and rich in original features, this is a superb example of a Victorian home in one of Devizes' most sought-after locations, perfectly positioned for canal-side walks and convenient access to the town centre.

#### **Situation**

#### **Property information**

We are advised all mains services are connected.

Agents note: The property is situated within a conservation area. There is residents permit parking available on street.

Tenure: Freehold

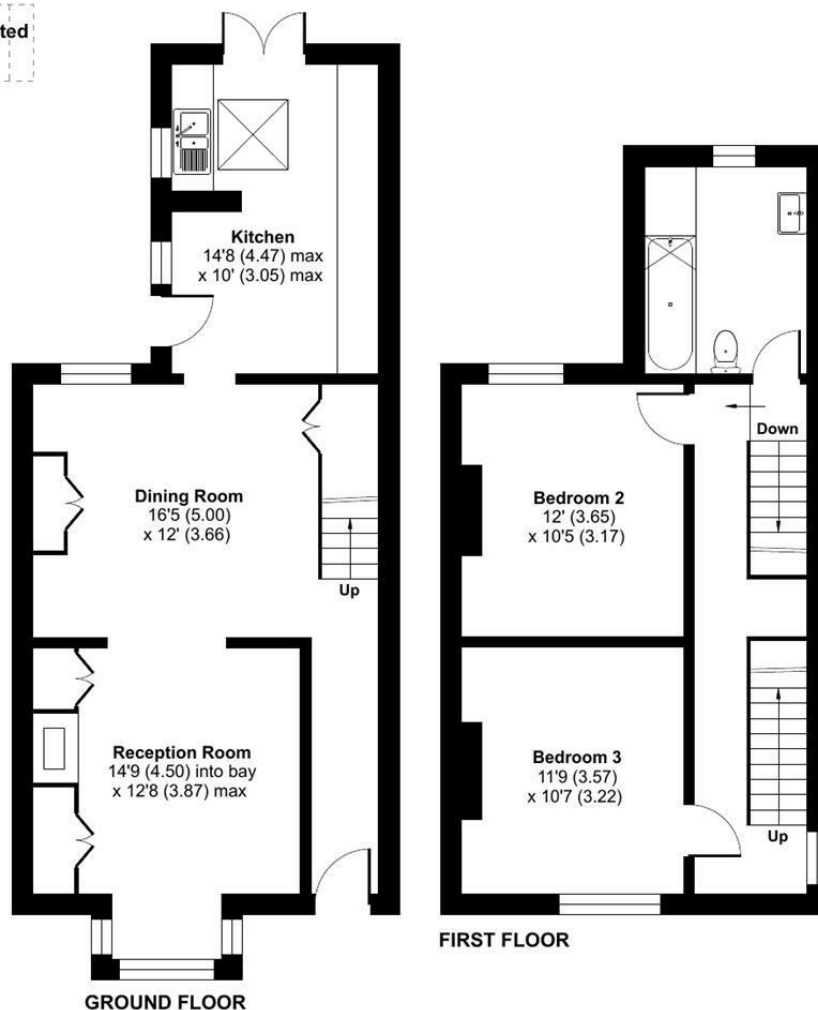
Council tax band: C

EPC rating:





Denotes restricted  
head height



## Victoria Road, Devizes, SN10

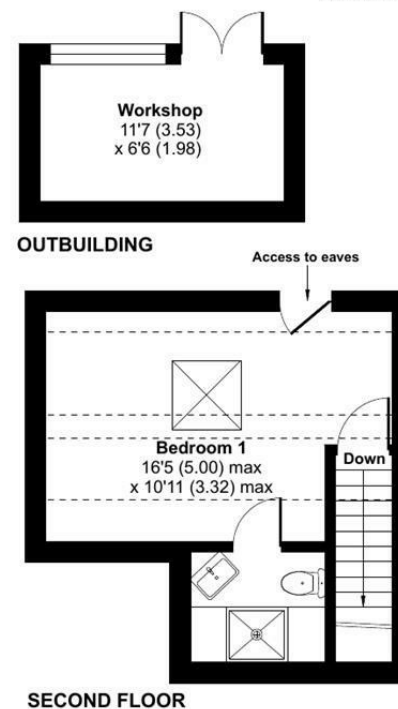
Approximate Area = 1188 sq ft / 110.3 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 1345 sq ft / 124.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1387951

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