



📍 6 Festival Close, Devizes, Wiltshire, SN10 5AU

🏠 Guide Price £220,000

A well proportioned 3 bedroom family home with a fully enclosed private west facing garden and parking. Now in need of modernisation throughout.

- An Exciting Renovation Opportunity
- 3 Double Bedrooms
- Bathroom Plus En Suite Shower Room
- Open Plan Kitchen / Diner
- Fitted Kitchen
- Private Rear Garden
- Allocated Parking
- Easy Walking Distance of Town
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C



A spacious 3 Bedroom mid-terrace house situated in a well established residential area within easy reach of the town centre. The property is in need of modernisation throughout and is therefore sensibly priced to reflect this. It could be an ideal first time buyer's home as well as a great investment.

The accommodation briefly comprises on the ground floor; entrance hall, cloakroom, kitchen/breakfast room and living/dining room with French doors to the garden.

On the first floor; landing, principal bedroom with ensuite and fitted wardrobe, further double bedroom and bathroom. On the second floor; landing and double bedroom.

Externally, the property has 1 allocated parking space to the front, whilst to the rear is an enclosed southerly facing garden with pedestrian access.

whatthreewords///card.earliest.reprints

Turn into festival close, property is found on the left hand side.

Viewings

To arrange a viewing, contact: Devizes office on 01380 723451. There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the office. If you have any concerns with viewings, please contact the office and we would be happy to discuss them with you and hopefully put you at ease.

Situation

The property enjoys a convenient location set within walking distance of both the town and local schools. The historic market town of Devizes has much to offer with a wide range of facilities including a variety of shops, a leisure centre, schools for all ages, a cinema (currently under refurbishment), theatre, museum and thriving weekly market. The centres of Salisbury, Swindon, Bath, Chippenham and Marlborough are all within a thirty mile radius.

Property Information

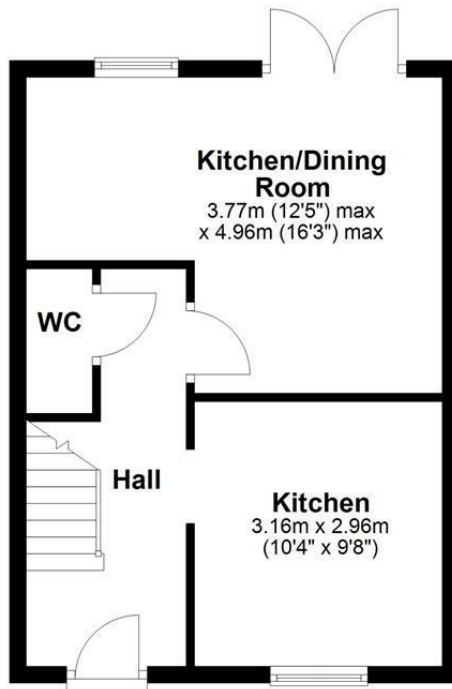
Council Tax: Band D

Services: Mains water, gas, drainage & electricity.

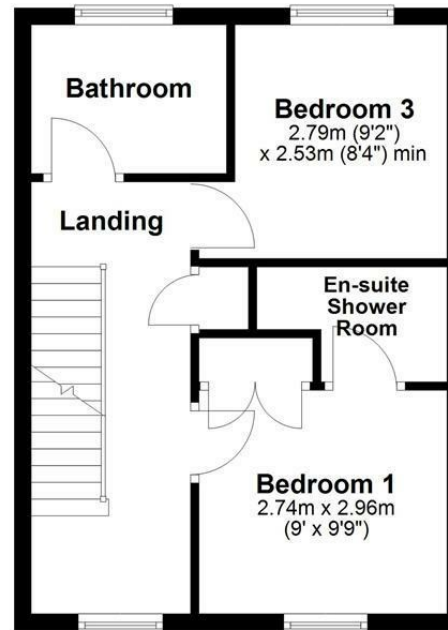
Tenure: The property is being sold at 100% full open market value. Back to back 'staircasing' will be carried out and the property will be offered as freehold upon completion. Please ask agent for further details.



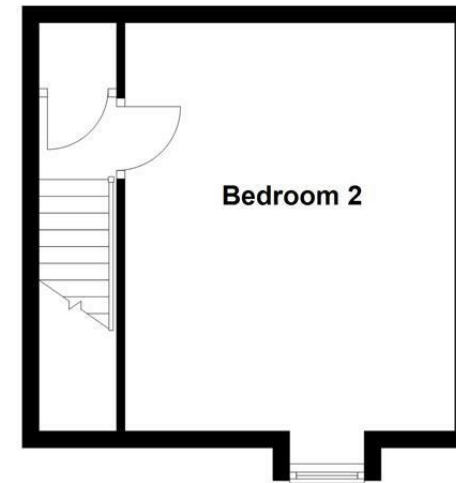
Ground Floor



First Floor



Second Floor



Total area: approx. 94.6 sq. metres (1017.9 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.