



📍 28 Cranesbill Road, Devizes, Wiltshire, SN10 2TJ

🏠 £230,000

A 2-bedroom mid-terraced home offered to the market with no onward chain.

- 2-bedrooms
- Mid-terraced home
- No onward chain
- Parking to the front
- Enclosed rear garden
- Well-established residential area

🏠 Freehold

🏠 EPC Rating C



Situated within a quiet cul-de-sac setting, this well-presented two-bedroom terraced home would make an ideal first-time purchase or investment opportunity and is offered to the market with no onward chain.

The ground floor accommodation comprises an entrance hall with useful under stairs storage, modern fitted kitchen with a range of wall and base units, electric oven, hob and space for additional appliances, whilst to the rear is a spacious living/dining room enjoying plenty of natural light from large sliding doors opening onto the garden. The layout provides ample space for both relaxing and dining, making it well suited to modern day living.

Upstairs are two bedrooms, including a comfortable principal bedroom overlooking the rear garden with built in airing cupboard. The second bedroom offers flexibility as either a guest room, nursery or home office. A family bathroom with shower over bath completes the accommodation.

Externally, the property enjoys an enclosed south facing rear garden designed with ease of maintenance in mind, featuring patio seating areas, gravelled and lawned areas and a useful shed. To the front there is allocated parking for one vehicle alongside additional nearby on street parking.

### **Situation**

The property is well situated being just a stone's throw from the canal tow path. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. There are good schools for all ages in town. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

### **Property information**

We are advised all mains services are connected.

Tenure: Freehold

EPC rating: C

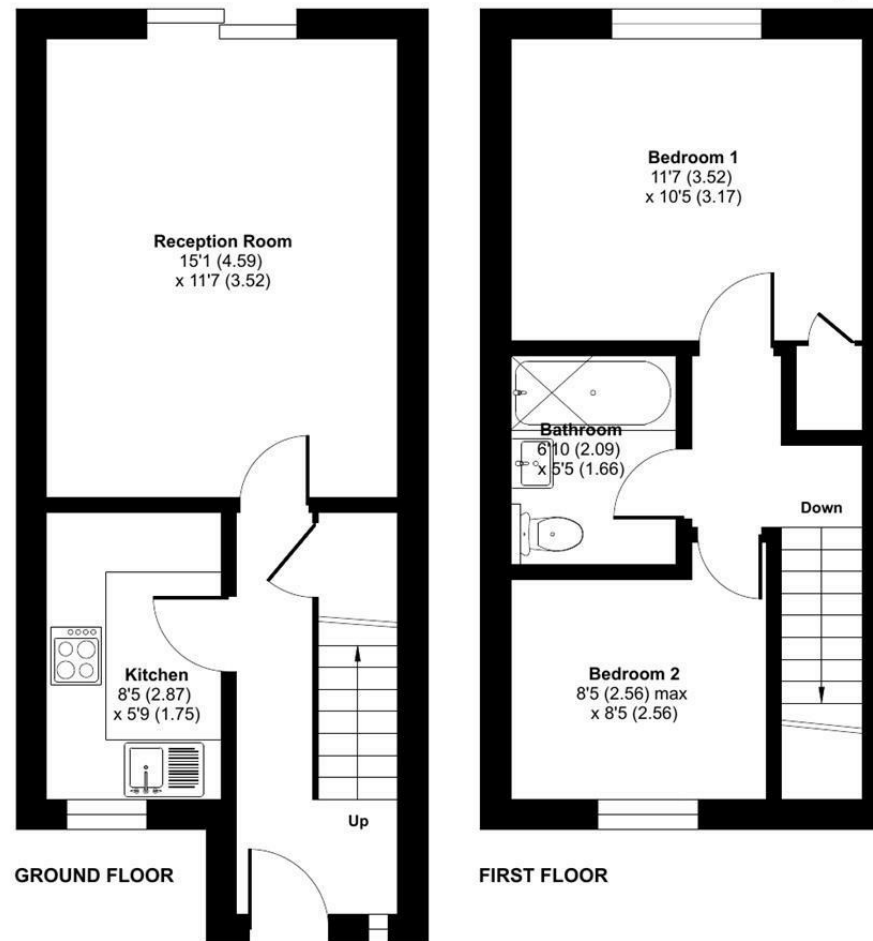
Council tax band: B



## Cranesbill Road, Devizes, SN10

Approximate Area = 596 sq ft / 55.3 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). © ntechcom 2026. Produced for Strakers. REF: 1459348

**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.