



⑨ 10 Hill Hayes Lane, Hullavington, Wiltshire, SN14 6EB

⌚ Guide Price £269,500

A recently refurbished two bedroom semi detached bungalow set on a bold level plot amid attractive landscaped gardens.

- Semi Detached Bungalow
- Immaculate Throughout
- Recently Refurbished & Modernised
- Two Bedrooms
- 13'2 South Facing Sitting Room
- Bathroom With Over Bath Shower
- Bold Established Plot
- Professionally Landscaped Gardens
- Delightful Village Setting
- No Onward Chain

❖ Freehold

⑩ EPC Rating D



A spacious two bedroom semi detached bungalow located in a tranquil, semi rural lane in this most desirable village with a thriving local community. The property has undergone a comprehensive scheme of refurbishment and improvement and it is only by an internal viewing can this be fully appreciated. The accommodation comprises a sitting room and a fitted kitchen with freestanding oven. There are two double bedrooms and a bathroom with over bath shower. Externally the gardens have been professionally landscaped and are a particular feature of the property. A grey porcelain paved patio extends to the rear opening to a lawned garden enclosed by an attractive fenced boundary. A stepping stone pathway leads to the end of the garden with a pergola in one corner which enjoys the afternoon and evening sunshine. A latched gate to the side gives access to the driveway and front garden.

SITUATION

The property occupies a delightful, central position in the popular village of Hullavington. The village has a thriving community and a good number of amenities including a post office/general store, garage, public house, primary school and church. More comprehensive facilities can be found in the nearby towns of Chippenham (7 miles) to the south or Malmesbury (5 miles) to the north. Malmesbury is a thriving, pretty town offering a wealth of buildings of architectural interest, including its ancient Abbey, whilst also having a wide range of shops and restaurants, schooling and leisure facilities. Early tributaries of the River Avon pass around the town and pretty walks and the countryside are close at hand. There are public transport services and good road links to the larger towns of Cirencester, Swindon, Bath and Bristol, with Junction 17 of the M4 being only three miles south. Trains from Chippenham (7 miles) and Kemble (8 miles) link with London Paddington within approximately 1 hour 15 minutes.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

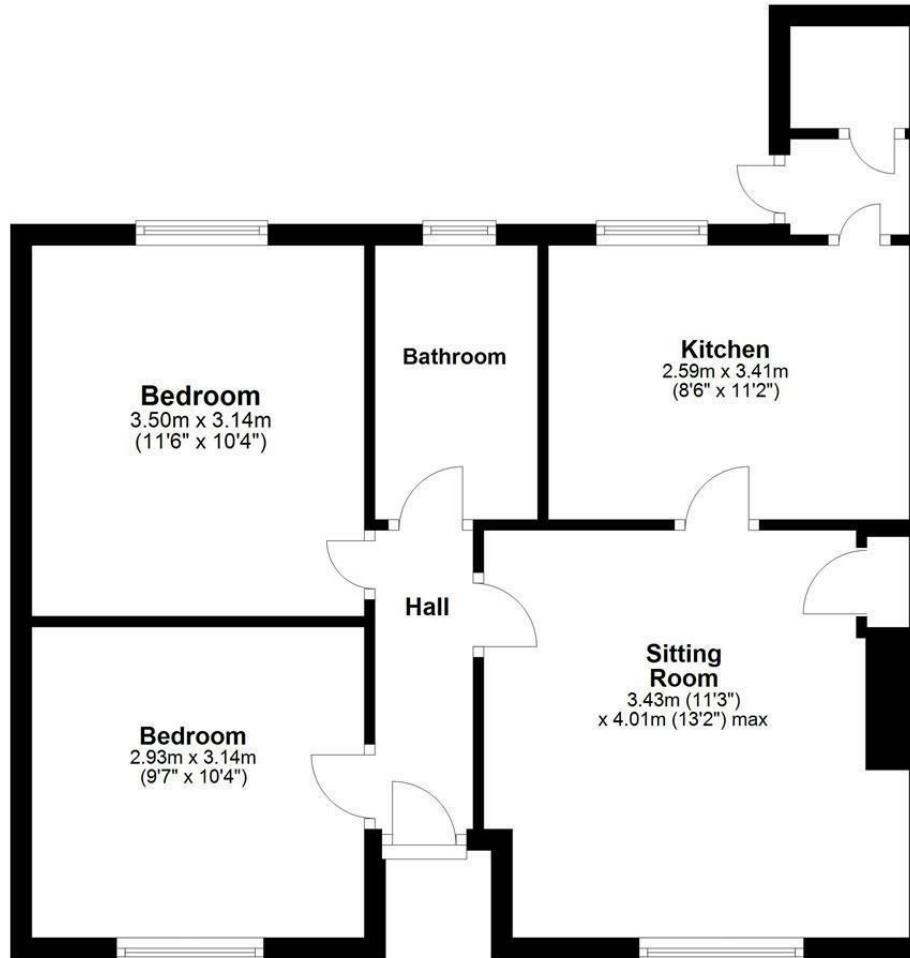
Mains water, drainage and electric heating.

Under section 21 of the Estate Agents Act we hereby give notice that the vendor of this property is an employee of Strakers.



Ground Floor

Approx. 55.0 sq. metres (591.8 sq. feet)



Total area: approx. 55.0 sq. metres (591.8 sq. feet)

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