6 Proud Close, Purton, SN5 4EH
alan hawkins
PROPERTY SALES & LETTINGS

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6 Proud Close, Purton, SN5 4EH

£185,000

Attention Landlords, available with a tenant in situ achieving £750 pcm is this two double bedroom semi-detached house with a newly fitted kitchen and bathroom situated at the head of a cul-de-sac within the popular village of Purton. The accommodation comprises an entrance hall, lounge and modern kitchen/diner to the rear, two double bedrooms and a modern bathroom to the first floor. To the outside is a double length driveway (Tarmac & Gravel) providing parking for two vehicles with gated access leading to the enclosed and well proportioned rear garden. Additional benefits include uPVC double glazing, gas central heating. Viewing is highly recommended.

uPVC partially glazed front entrance door gives access to the

Entrance Hall
Textured ceiling. Ceiling light. Fitted carpet. Carpeted staircase to the first floor landing. Door to the

Living Room
15'4 x 9'8 (4.67m x 2.95m)
Textured ceiling. Two ceiling lights. uPVC double glazed window to the front elevation. Double radiator. Fitted carpet. Door to understair storage cupboard. Television point. 'Sky' lead subject to contract and connection. Wall mounted thermostat control.

Panelled door to the

Kitchen/Diner
12'7 x 9'3 (3.84m x 2.82m)
Textured ceiling. Pendant light. Two way track spot light. Tiled flooring. uPVC partially glazed door to the rear garden. Single radiator. Television point. Wall mounted 'Ideal' gas boiler supplying the domestic hot water and central heating. Timer controls for the central heating. Matching cream/grey wood grain wall and base units under a stone effect rolled top work surface with inset stainless steel sink with drainer to the side and double cupboard under. Under surface appliance space with plumbing for washing machine. Space for free standing oven. Further under surface appliance space. Larder cupboard. Wall units comprise one corner and three single cupboards. Tiled splashback surround. uPVC double glazed window to the rear elevation.

Carpeted staircase rises to the

First Floor Landing
Textured ceiling. Pendant light. Loft hatch to the loft storage space. Panelled door to the airing cupboard housing a lagged hot water cylinder with immersion heater. Panelled door to

Bedroom One
12'8 x 8'5 (3.86m x 2.57m)
Textured ceiling. Pendant light. uPVC double glazed window to the rear elevation. Single radiator. Fitted carpet. Wardrobe with curtain pole and curtain divide with hanging space and shelving. Television point.

Bedroom Two
9'9 x 9'7 (2.97m x 2.92m)
Textured ceiling. Pendant light. uPVC double glazed window to the front elevation. Built-in single wardrobe with hanging space and shelving. Fitted carpet. Single radiator.

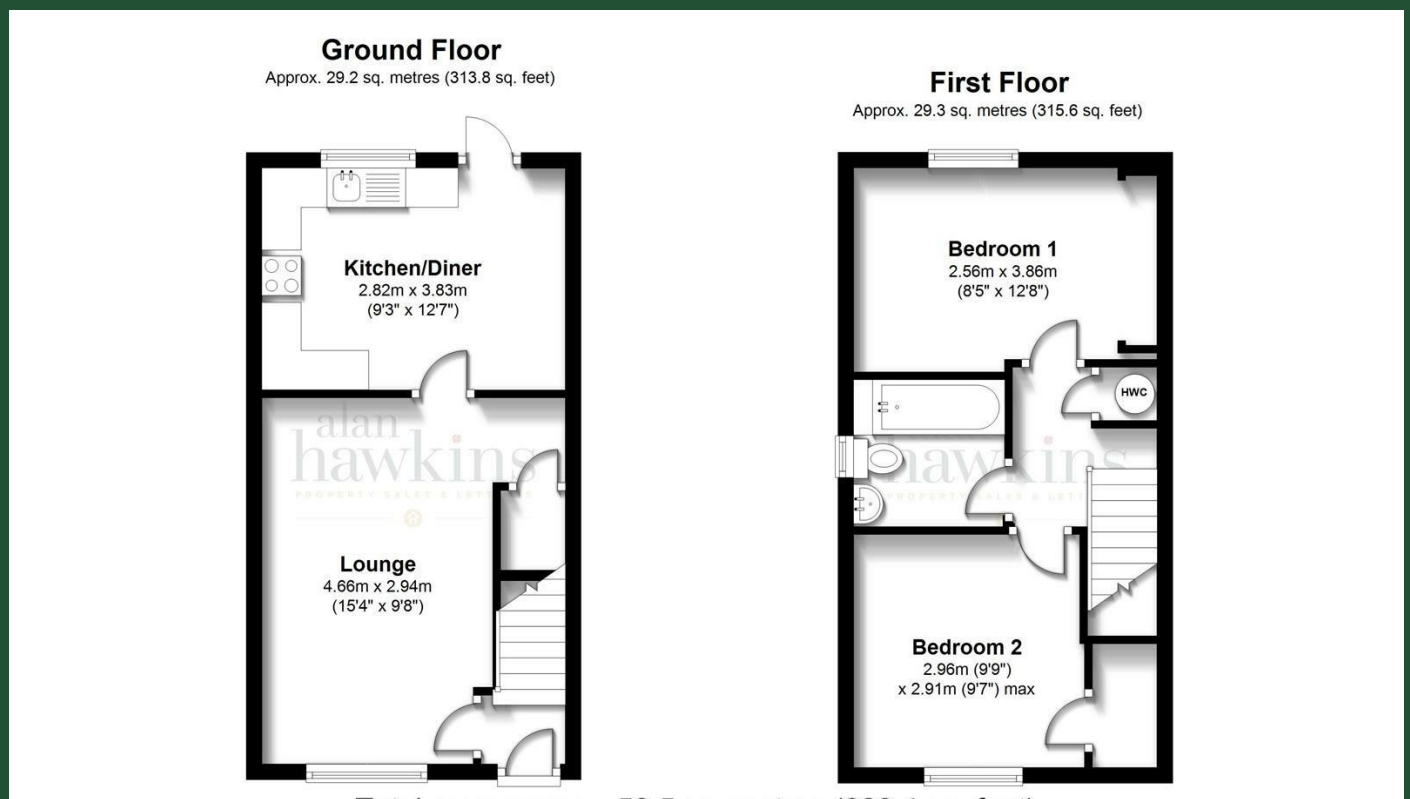
Bathroom
Textured ceiling. Three way light. uPVC double glazed window to the side elevation. Three piece grey coloured suite with panelled bath with 'Triton' electric shower over, tiled surrounds. shower curtain and pole. Pedestal wash hand basin. Close coupled. w.c. Single radiator. Wood laminate flooring.

Outside To The Front
Garden laid to gravel. Driveway to the side providing off road parking for two vehicles.

Outside To The Rear
Low maintenance garden enclosed by close board fencing and panel fencing. Full width patio. Garden laid to gravel with flower borders and rear gated access. Outside cold water tap.

Viewings
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109



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