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PROPERTY SALES & LETTINGS

5 Hoggs Lane, Purton, SN5 4BU

• Attractive End Of Terrace Cottage
• Two Double Bedrooms
• Yards From High Street
• Living Room With Fireplace
• Dining Room
• First Floor Bathroom
• Rear Courtyard Garden
• uPVC Double Glazing
• Gas Radiator Central Heating

5 Hoggs Lane, Purton, SN5 4BU

£210,000

An attractive and well maintained, two bedroom END OF TERRACE COTTAGE pleasantly positioned on Hoggs Lane, just yards away from Purton High Street providing convenient access to the local shops and amenities and on the edge of the beautiful surrounding countryside.
Internally the accommodation comprises a living room with staircase to the first floor landing and a feature fireplace, open archway to a separate dining room, kitchen with door to the rear garden, two double bedrooms and bathroom. The rear garden is fully enclosed with gated access to the side and a brick built storage shed.
Additional benefits include uPVC double glazing and gas radiator central heating via a combination boiler.
For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.

uPVC front entrance door to living room.

Living Room
17'11 max x 10'10 (5.46m max x 3.30m)
Oak flooring. Textured and coved ceiling. Two single pendant lights. uPVC double glazed top hung window to the front elevation. Double panel radiator. Carpeted staircase to the first floor landing with under stairs storage cupboard. Feature brick open fireplace with stone hearth and surround. Television point. Telephone point. Open archway and door through to the dining room.

Dining Room
10'10 x 10'6 (3.30m x 3.20m)
Oak flooring. Skimmed and coved ceiling. Single pendant light. uPVC double glazed top hung window to the rear elevation. Double panel radiator.

From inner hallway open door way to the kitchen.

Kitchen
9'8 max x 7'0 (2.95m max x 2.13m)
Tiled flooring. Skimmed ceiling. Ceiling light. uPVC double glazed top hung window to the rear elevation. uPVC door to the rear courtyard. Roll top work surface with stainless steel and and half bowl sink with side drainer and double cupboard under. Space for electric oven with tiled splash back behind. Space and plumbing for washing machine. Further single base unit, two single wall units. Crockery shelving and additional shelving with spice rack. Further roll top work surface with tiled splash back surround and shelving over. Space for under counter fridge and under counter freezer. Double panel radiator.

First Floor Landing
Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed top hung window to the side elevation enjoying far reaching countryside views. Loft hatch to loft storage area which is boarded with pull down ladder, power and lighting (potential for loft conversation subject to building regulations). Single panel radiator. Door to bathroom.

Bathroom
8'7 x 7'8 (2.62m x 2.34m)
Laminate tiled flooring. Skimmed ceiling. Ceiling light. uPVC double glazed top hung window to the rear elevation. Ladder style heated towel rail. Panelled bath with shower mixer tap and plumbed shower over. Tiled splash back surround. Low level WC. Pedestal wash hand basin with double cupboard under. Airing cupboard with shelving housing the gas Vaillant combination boiler.

Bedroom One
13'6 min x 10'11 (4.11m min x 3.33m)
Fitted carpet. Skimmed and coved ceiling. Three way pendant light. uPVC double glazed top hung window to the front elevation. Single panel radiator. Two double wall lights. Door to over stairs storage cupboard. Two double built-in wardrobes with shelving and hanging rail, bi-folding doors either side of the chimney breast.

Bedroom Two
10'7 x 9'2 (3.23m x 2.79m)
Fitted carpet. Skimmed ceiling. Single pendant. uPVC double glazed top hung window to the rear elevation. Single panel radiator.

Outside to the rear

25'0 x 18'0 (7.62m x 5.49m)

Rear courtyard surrounded by stone walling with side gated access. Low maintenance laid to patio. Brick built storage shed.

Viewings

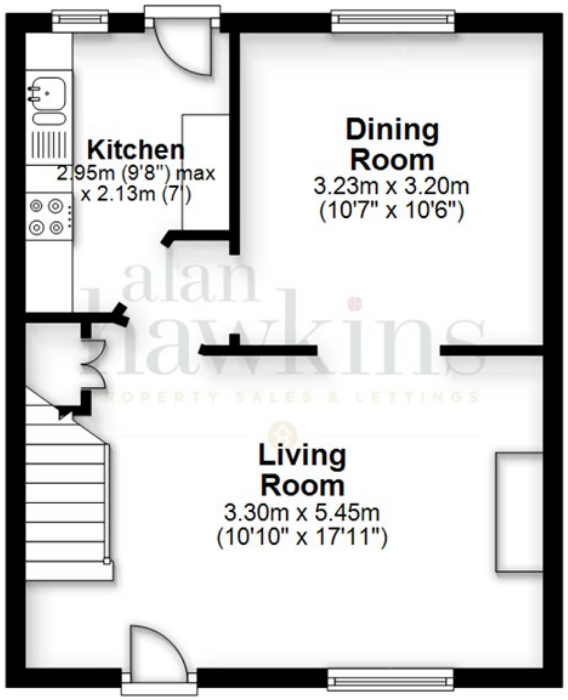
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

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

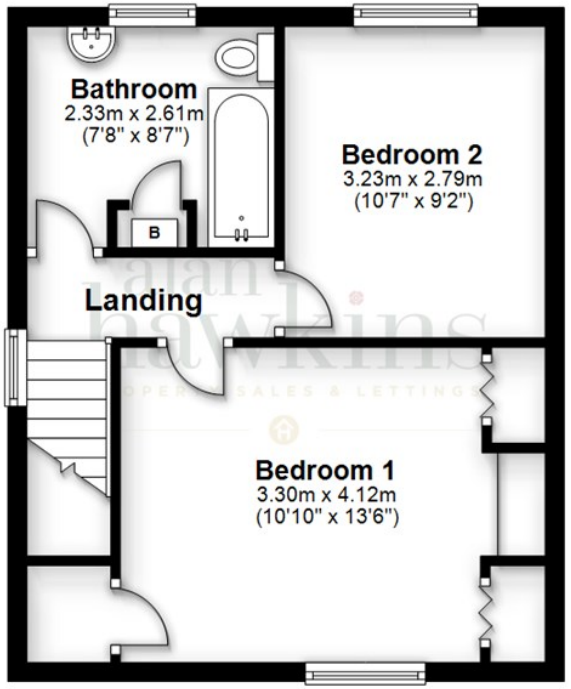
Ground Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



Total area: approx. 72.6 sq. metres (781.7 sq. feet)

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