



Eastfield, Ashton Keynes, SN6 6PR

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PROPERTY SALES & LETTINGS



- A Modern Two Bedroom Terrace
- Kitchen/Diner To The Rear
- Front Entrance Porch
- Driveway Parking To The Rear
- uPVC Double Glazing

- Beautifully Presented Throughout
- Extended Rear Lobby With Cloakroom
- Modern First Floor Bathroom
- Pedestrian Access Only To The Front
- Modern Electric Heaters

15 Eastfield Ashton Keynes, SN6 6PR

£265,000

Situated within the popular and sought-after village of Ashton Keynes, this modern two bedroom home was likely constructed in the early 1990s enjoying a pedestrian-accessed frontage with the added benefit of driveway parking positioned to the rear.

The accommodation is well laid out and begins with a front entrance porch which opens into a comfortable living room, where stairs rise to the first floor. To the rear of the property is a spacious kitchen/diner stretching across the width of the house, providing an excellent everyday living and dining space. An added rear lobby and cloakroom enhance the practicality of the home and offer a door leading directly out to the low maintenance rear garden, ideal for easy outdoor enjoyment.

To the first floor are two bedrooms comprising a good-sized double bedroom and a single bedroom with fitted wardrobe, both served by a modern bathroom fitted with contemporary sanitary ware.

Further benefits include uPVC double glazing throughout and modern electric wall-mounted timer heaters. It is worth noting that there is no mains gas supply within the village.

This well-presented property would make an ideal home for a first-time buyer, downsizer or investment purchaser, all set within a desirable village location with a strong sense of community.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2061.27
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

Gas - None
Electric - Mains
Water - Mains
Drainage - Mains
Internet - Up to 76 Mbps Full Fibre download speed available

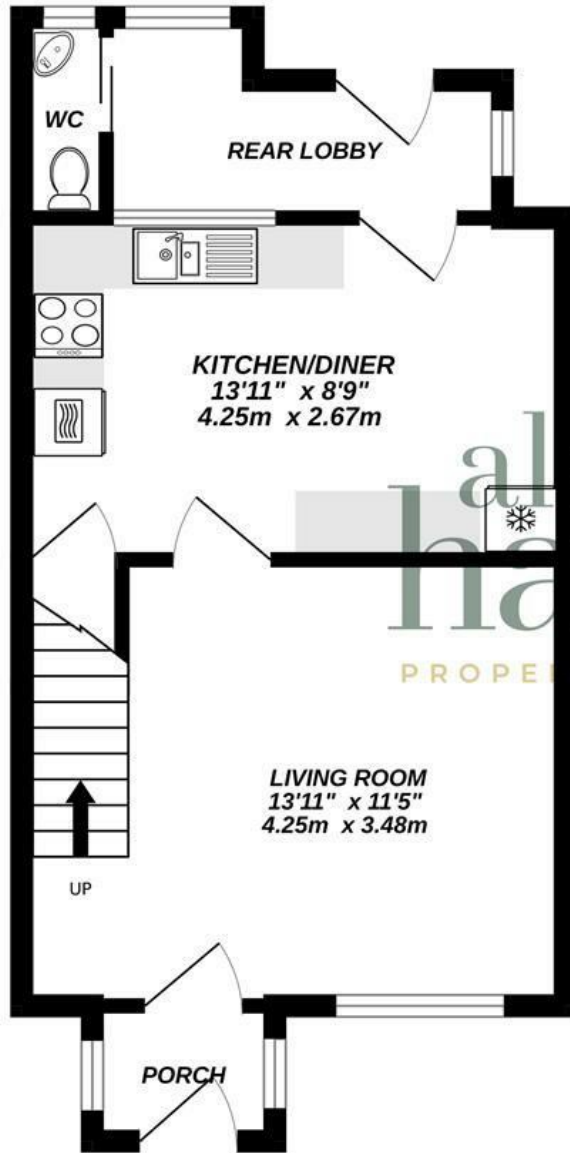
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



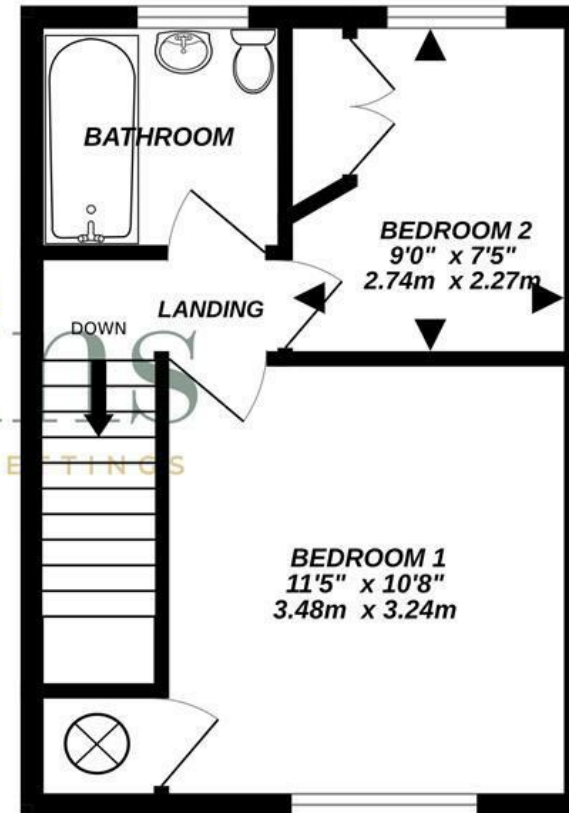




GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

