



## 254 The Cullerns, Highworth, Wiltshire, SN6 7NP

£895 Per Month

- End terrace bungalow
- Kitchen with appliances
- No pets
- Two bedrooms
- Garden
- Sitting room
- Driveway parking

# 254 The Cullerns, Highworth SN6 7NP

An end terraced bungalow situated in the popular Wiltshire market town of Highworth. Sitting room with vaulted ceiling, two bedrooms, westerly garden and parking.



Council Tax Band: C



### ENTRANCE PORCH

Half obscure glazed entrance door. Obscure glazed door.

### ENTRANCE HALL

Johnson & Starley boiler for domestic hot water and central heating. Wall light. Smoke alarm.

### SITTING ROOM

25'3" x 11'3"

Window to rear. Pine clad vaulted ceiling. Telephone and television points. Roomstat.

### REAR LOBBY

Patio doors to garden. Built in cupboard.

### KITCHEN

7'9" x 7'1"

Window to front. Single drainer stainless steel sink unit with cupboards below. Further fitted wall and base units. Zanussi cooker. Space and plumbing for washing machine.

### INNER LOBBY

Built in airing cupboard.

### BEDROOM ONE

10'11" x 9'8"

Window to rear.

### SHOWER ROOM

Obscure glazed window to side. Suite comprising of an oversized cubicle, low level WC and pedestal wash basin. Tiled walls and flooring.

### BEDROOM TWO

9'8" x 8'8"

Window to front.

### OUTSIDE

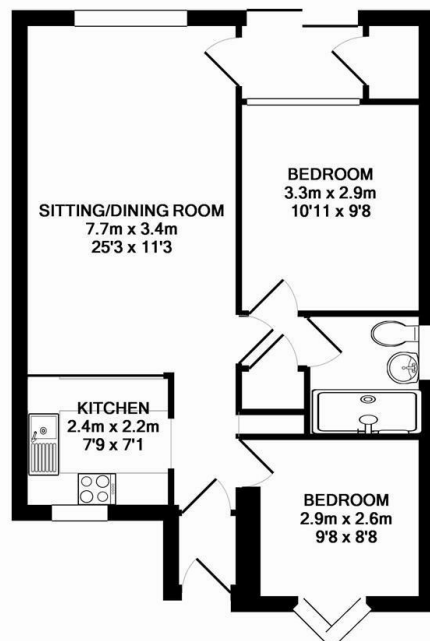
A block paved driveway provides off road parking. Canopied porch area for storage. Outside tap. Laid to lawn. Flower and shrub beds and borders.

The rear garden is westerly facing and enclosed by timber fencing. Rear pedestrian gate. Patio. Laid to lawn. Flower and shrub beds and borders. Timber shed.

### HIGHWORTH

Highworth is a Wiltshire market town located about 6 miles north-east of Swindon town centre. It is notable for its Queen Anne Style architecture and Georgian buildings dating from its pre-eminence in the 18th century. Highworth is mentioned in the Domesday Book as 'Wrde'. During the English Civil War, when Charles I fought against Parliament, Highworth was a royalist stronghold. In 2006 the town celebrated the 800th anniversary of the granting of the charter for its market, which is still held every Saturday. The origins and layout of Highworth are medieval and the centre of the old town has been designated as a conservation area. Warneford School is the local secondary school and is situated on Shrivenham Road.





TOTAL APPROX. FLOOR AREA 54.5 SQ.M. (587 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Directions

From the Haresfield roundabout, turn left. Take the last turn right into Priory Green and The Cullerns. The property is on the left.

## Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC