



2 BEDROOM END TERRACED | HIGH STREET, ROWDE, SN10 | £310,000

DESCRIPTION

This very pretty end of terrace cottage dates back to c.1830 and offers a wonderful fusion of period character and comfortable contemporary styling which has been comprehensively renovated by the current owner. A front porch opens to a very cosy sitting room with wood burning stove and oak floor, leading through to an open plan styled kitchen / dining room. A rear extension provides a spacious, refurbished and stylish shower room. Upstairs there are two double bedrooms and a cleverly designed shower room. The cottage has also benefitted from upgraded central heating, plumbing, electrics and plastering in recent years. Externally the cottage provides off road parking to the front for two cars. Of particular note is the 100ft+ rear garden which is accessed to the side and provides several landscaped areas perfect for relaxing, entertaining and al fresco dining.

Rowde is a super village just one mile from the market town of Devizes. The village boasts a modern primary school, church and a public house. The famous flight of locks on the Kennet and Avon canal runs down beside the village and the area is excellent for walking, riding and country pursuits.

At the top of the hill, Devizes has a wide array of shops, restaurants and pubs as well as a cinema, small theatre, museum, doctors surgeries and a leisure centre. There is a bustling weekly produce market and a lively annual timetable of festivals and events.

The elegant and historic Cities of Bath and Salisbury are within forty five minutes and there are mainline stations at both Pewsey and Chippenham, around ten miles away (Paddington just over an hour).

Tenure: Freehold



Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: D

All mains services connected.

There is a right of way to the rear to the neighbouring property.

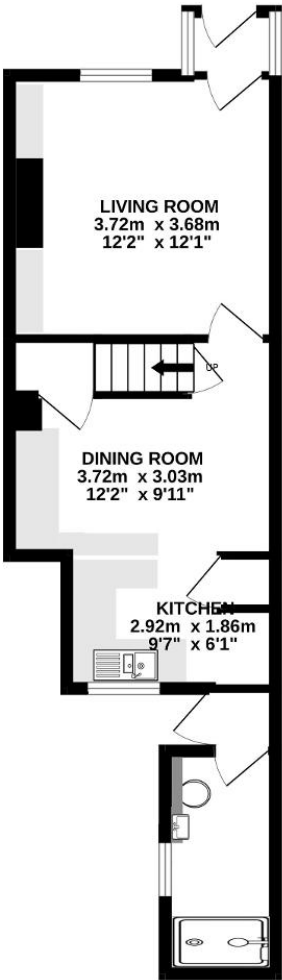
KEY FEATURES

- End of terrace period cottage
- Upstairs shower room
- Beautiful kitchen / dining room
- Gas central heating
- Plenty of period character
- Two double bedrooms
- New downstairs shower room
- Cosy sitting room with wood burner
- Driveway parking for 2 vehicles
- 100' + landscaped rear garden

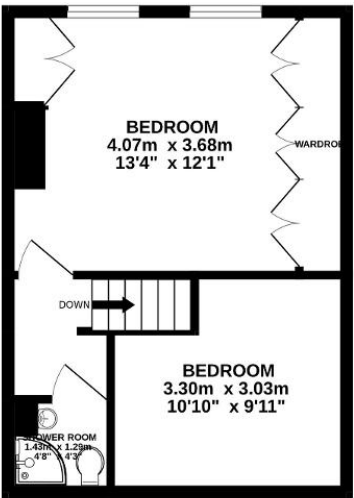




GROUND FLOOR
36.4 sq.m. (392 sq.ft.) approx.



1ST FLOOR
31.1 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA : 67.5 sq.m. (726 sq.ft.) 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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