



2 BEDROOM END TERRACED HOUSE | BEECHWOOD CLOSE, SN10 | GUIDE PRICE £235,000

DESCRIPTION

This charming two-bedroom end-of-terrace home is situated in a peaceful cul-de-sac, conveniently located near the Kennet and Avon Canal, The Hourglass public house, and Devizes Marina and Cafe.

Upon entering through the front door, you'll find an entrance hall that leads to a well-equipped kitchen and a spacious 14-foot-long sitting/dining room with sliding doors that open to a larger-than-average, fully enclosed rear garden.

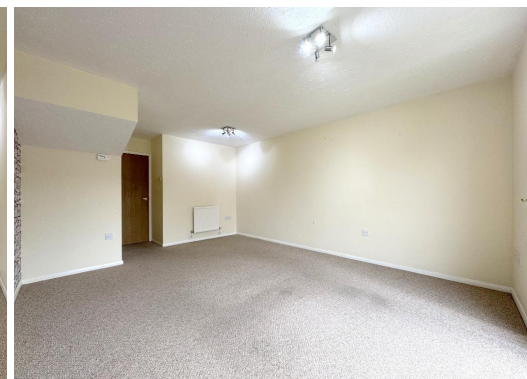
Upstairs, you'll discover two double bedrooms. The larger bedroom features built-in wardrobes, while the contemporary-style family bathroom completes the accommodation.

The rear garden is a highlight, primarily laid to lawn and fully enclosed. It also includes a decked area, perfect for entertaining guests during the warmer months. Additionally, there's off-road driveway parking for two cars with private access. A side garden with a well-established willow tree provides ample privacy.

In summary, this is an exceptional opportunity to own your first home in a desirable location, all ready for your next chapter. Don't miss out on this chance to make this house yours.

The property is situated in a desirable cul de sac on the outskirts of Devizes, bordering the Marina. It's just a stone's throw away from the canal, the popular Hourglass public house and marina café, and conveniently located near the local villages of Bishops Cannings, Coat, and Stert.

Devizes, a historic market town, offers a wide range of amenities, including town centre shopping, a leisure centre, schools for all ages, various supermarkets, shops, a cinema, theatre, and a thriving weekly market. The historic Kennet & Avon Canal runs through the



town, providing fishing and walking opportunities. Major cities like Bath, Salisbury, Swindon, Marlborough, and Chippenham are all within a 30-mile radius.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: C
EPC Rating: C
All mains services connected.
Gas fired central heating.

KEY FEATURES

- No onward chain
- Fitted kitchen
- Contemporary style family bathroom
- End terrace corner plot
- Close to plenty of amenities
- Two double bedrooms
- 14'ft" sitting/dining room
- Large fully enclosed rear garden
- Quiet cul-de-sac location
- Driveway parking for two cars





Floor Plan



Total area: approx. 617.6 sq. feet

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 of efficiency can be given.

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	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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