

2 BEDROOM TERRACED | THE Paddock, MARKET LAVINGTON, SN10 | OFFERS OVER £200,000

DESCRIPTION

Offered with no onward chain! This lovely two bedroom mid terrace home is located in the highly desirable village of Market Lavington, close to many amenities and beautiful countryside walks. This home is in need of some updating and would make a great first home or investment.

Through the front door there is an entrance hall with cupboard space for coats and shoes, a door leading to a double aspect sitting / dining room and an updated contemporary style kitchen with plenty of work space and cupboards.

Upstairs there are two double bedrooms and a family bathroom.

This property also has its very own single garage and off road parking and a delightful fully enclosed rear garden which gets plenty of sun.

All in all, a fantastic starter home or investment in need of some TLC.

Market Lavington is a highly desirable Wiltshire village that is only six miles south of the beautiful and historic market town of Devizes, close to some spectacular down land scenery. There are plenty of amenities close by including a desirable primary and secondary schools, a convenience store, doctor's surgery, church, chemist, museum, cafe and a wonderful village pub, all within walking distance.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: D

Mains electricity, water and drainage. There is no gas in the village.



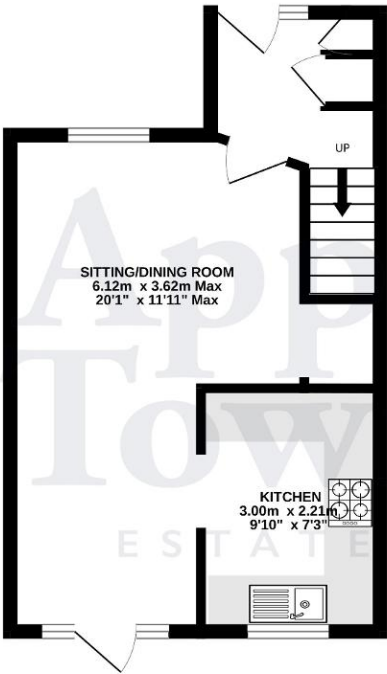
KEY FEATURES

- Highly desirable village location
- No onward chain
- Two double bedrooms
- Large sitting / dining room
- Fully enclosed rear garden
- Walking distance in to the village
- Close to stunning down land scenery
- Family bathroom
- Updated kitchen
- Garage and off road parking

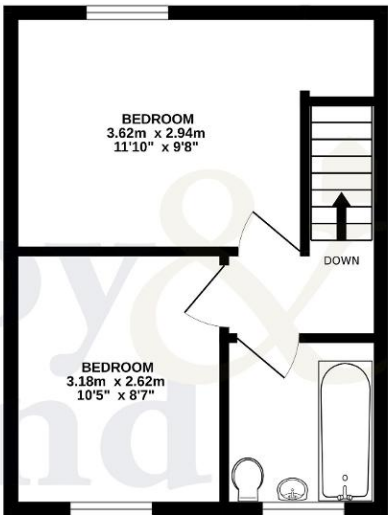




GROUND FLOOR
31.0 sq.m. (334 sq.ft.) approx.



1ST FLOOR
27.9 sq.m. (300 sq.ft.) approx.



TOTAL FLOOR AREA : 58.9 sq.m. (634 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		90 B
81-91	B		
69-80	C		
55-68	D	66 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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