



Squires Court, Highworth, Swindon, SN6 7FH

Hanley's

Squires Court, Highworth, Swindon, SN6 7FH

Description:

Situated in one of the most sought-after locations in Highworth; just a short level walk of the High Street and Market Place. This attractive NEW three bedroom semi-detached property is set within a small select secure courtyard development exclusively for the over 60's. The development is managed by 'Broadleaf Management' which takes care of all outside maintenance including window cleaning, communal water and electricity, buildings insurance and part-time visiting estates manager.

The property has been built to a high specification and attention has been given to the quality of the fittings throughout. The property briefly comprises ground floor with shower room/cloakroom, living room, dining room and conservatory. Fully fitted kitchen with built-in appliances, two bedrooms with built-in double wardrobes, and the bathroom has the benefit of shower over. Further benefits include double glazing and gas radiator central heating. Outside the property has a landscaped garden to the rear with gated side access and allocated parking to the front. There is additional visitors parking within the courtyard.

Location:

Situated within the small Market Town of Highworth, c. 6 miles north of Swindon with it's Main Line Station to London Paddington approx.55 minutes away. Highworth offers every day facilities including dentist and doctors, library, post office, two banks, bakers, chemist, Co-Operative supermarket, dry cleaners, cafes, restaurants and public houses. The town also benefits from 'The Recreation' leisure facility which includes a swimming pool. There are many clubs which include a bowls and tennis club.

Entrance Hall:

Heavy duty cottage style front door. Storage cupboard. Understairs cupboard. Recessed spotlights. Double doors to Sitting room and door to:

Shower Room/Cloakroom:

7'10" x 4'10" (2.38m x 1.47m)
Pedestal wash hand basin, Low level W.C., Tiled floor and half tiled walls. Extractor fan. Shaver point. Heated towel radiator. Recessed spotlights. Fully tiled shower with shower.

Living Room:

16'2" x 11'1" (4.92m x 3.38m)
Double glazed window to the front. Half glazed double doors to dining room.

Dining Room:

11'2" x 10'5" (3.40m x 3.17m)
Upvc sliding door to Conservatory. Open to Kitchen.

Fitted Kitchen:

8'10" x 7'10" (2.69m x 2.38m)
Double glazed window to the rear. Fully fitted kitchen with an attractive range of matching wall and base units with built-in oven and hob and extractor over. Microwave, integrated fridge and freezer, dishwasher and washer/dryer. One and a half bowl stainless steel sink unit sink unit with mixer tap over. Tiled floor. Recessed spotlights.

Conservatory:

9'3" x 7'1" (2.82m x 2.15m)
Upvc glazed conservatory with double doors to the rear garden.

First Floor:

Landing:

Access to loft space. Airing cupboard with Unvented hot water heater and slatted shelving. Door to cupboard housing gas fired boiler. Over-stairs storage cupboard.

Bedroom One:

12'3" x 11'8" (3.73m x 3.56m)
Double glazed window to the front, Two built-in double wardrobes.

Bedroom Two:

11'6" x 11'0" (3.50m x 3.35m)
Double glazed window to the rear. Two built-in double wardrobes.

Bedroom Three/Study:

7'5" x 6'3" (2.26m x 1.90m)
Double glazed window to the rear.

Bathroom:

6'9" x 6'8" (2.05m x 2.03m)
Double glazed window to the front. Panelled bath with shower over and shower screen. Vanity unit with low level W.C., and wash hand basin inset. Heated towel radiator. Shaver point.. Tiled floor and surrounds. Recessed spotlights.

Outside:

Rear Garden:

Enclosed by low wall and panel fencing. Gated access to the side. Laid to lawn with patio area. Well stocked shrub border. Outside tap.

Car Parking Space:

Allocated car parking space the front of the property.

Please note: There is an age restriction of 'Over 60' for this property.

Further information regarding the management, and a specification guide is available from our office in the High Street.

Squires Court, Highworth, Swindon, SN6 7FH

£385,250

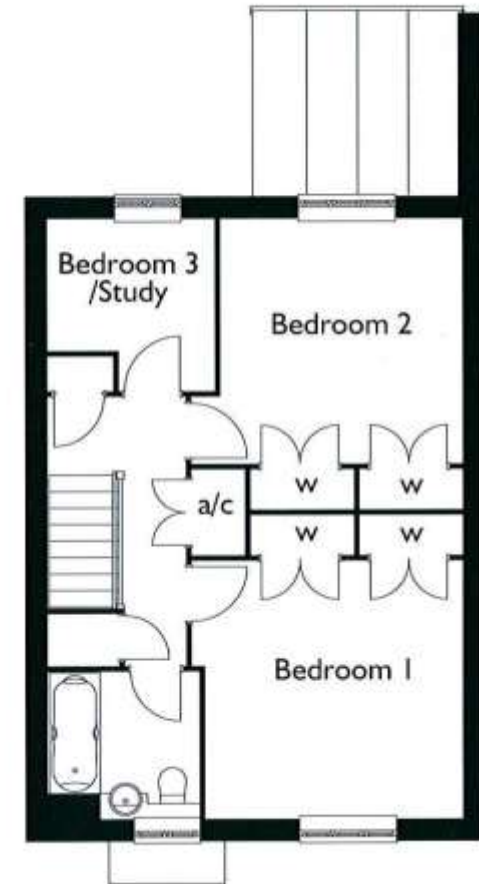
(Subject to Contract)



GROUND FLOOR



FIRST FLOOR



DISCLAIMER. These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

