





For sale by public auction (unless sold prior). A detached 2 bedroom bungalow surrounded by its own gardens with a private entrance and off street parking. The house could benefit from modernisation throughout.

A good opportunity to improve and create a wonderful home in a sought after village in a good location. Of interest for private buyers or as an Investment/improvement/extension/redevelopment opportunity.

The property is registered as Allahsend but it is known by the family as Alyssum.

The property sits in an elevated position just off The Ley. There is a private entrance and parking area, which could be gated to provide secure gardens and parking. The house is surrounded by its own gardens which could benefit from landscaping and improvement.

The house is a block work construction under a tiled roof. There are two entrances into the house, a front and rear door.



- | | |
|------------------------------|---------------------|
| Porch | Kitchen |
| Bathroom | WC |
| Sitting room and dining room | |
| Front Hall | Two double bedrooms |

There is loft access via a pull down stair. The loft (pictured) has roof lights in it and could warrant a loft conversion subject to any necessary consents.

Alyssum is situated within the pretty village of Box, which has recreational grounds where they host Box Revels and other large festivals and village fetes and is within easy reach of both Bath and Chippenham. Local amenities are within a short walk to Box which include The Quarryman's Arms pub, village shop and café, Wadswick Country Stores is close by for all your country pursuit needs as well as Allington Farm Shop for excellent local produce.

There is also great access to an array of outdoor activities with the Cotswold AONB being within a short drive of the property.

The city of Bath is only 7 miles away and contains a large variety of restaurants, shops and cultural attractions for all to enjoy including the Roman Baths, Museum, The Royal Crescent and the Theatre Royal.

There are excellent transport connections available with high-speed rail from both Bath Spa and Chippenham Stations which put London Paddington within 90 minutes.

The property is also well placed for commuting by road with easy access to the M4 via Junctions 17 and 18.

There is also an excellent village primary school.

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good

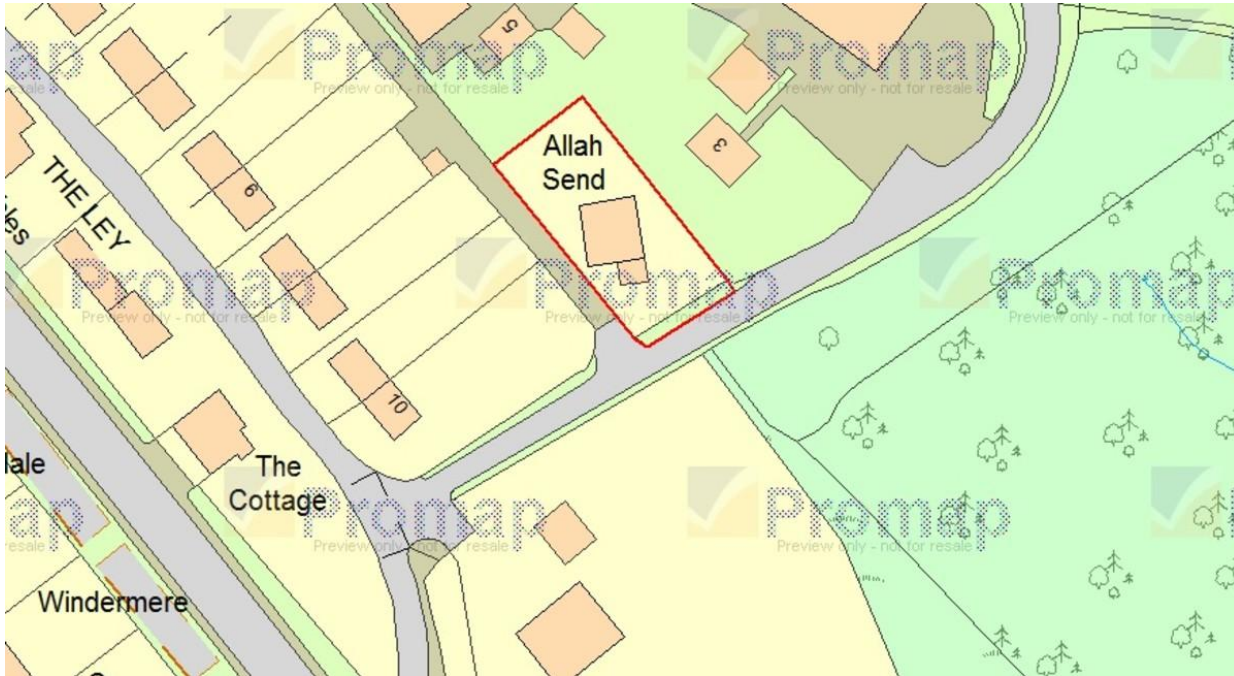


working order. These particulars do not constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

Viewing strictly through Autioneers Kidson-Trigg 01793 781937





EPC ON ORDER

33 High Street, Shrivenham, Swindon,
Wiltshire, SN6 8AN

www.kidsontrigg.co.uk
shrivenham@kidsontrigg.co.uk
01793 781937

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.