Kidson Trigg
Estate Agents, Chartered Surveyors & Auctioneers

14 HIGHWORTH ROAD, SHRIVENHAM, SWINDON, SN6 8BL

£235,000

A 2 bedroom end of terrace cottage sitting in a prime position within the village. Large sitting room with wood-burning stove, 2 off street car parking spaces, secure garden, summer house (office), further storage, walking distance to the high street and adjacent to the park.

Number 14 is accessed via a path leading to the front door, there is a small garden area to the front.

The front door accesses the hall, immediately to the left is the WC, further on and to the left is the kitchen, which has space for a fridge freezer and washing machine. There is an electric oven with 4 gas hobs over and an extractor hood. There are ample fitted work surfaces and units.

Beyond the kitchen there is a good sized sitting room which has a newly installed wood-burning stove and French windows opening out onto the terrace and rear garden.

The ground floor has engineered Oak floors throughout.

The first floor has two double bedrooms both with recently installed fitted cupboards. There is a family bathroom (with shower over).

The rear and side garden are secure and laid to terrace, gravel and raised beds. There is a summer house in the garden which has electricity and double glazing and currently is fitted out and has been used as an office. (good wi-fi directly from the house). There is a store room/shed adjacent to the summer house.

The side garden has a log store and adequate space for bins, bikes and further storage if required. There is a lockable full height pedestrian side gate providing external access to and from the garden from the front garden.

There are two-off street car spaces just rough the corner from the property.

Services - Main electricity, gas, water, sewerage.

The Gas boiler has been recently installed.

Shrivenham is a vibrant and well equipped village sitting at

the foot of the Wiltshire and Berkshire Downs and at the entrance of the Vale of The White Horse. The village offers three public houses, a very popular artisan coffee house and delicatessen, convenience stores, hairdressers, florist, beautician, a doctors surgery and pharmacist, tennis clubs, cricket practice ground, football club etc. There is a popular primary school in the heart of the village.

The village is also home to the international and prestigious Defence Academy (formally The Royal Military Collage of Science).

Swindon centre is approximately 7 miles and Oxford 24 miles (accessed directly via the A420) where there are bus and train services, (trains from Swindon, Hungerford and Didcot direct to London Paddington)

Junction 15 of the M4 is approximately 8 miles providing access to the west (Bath/Bristol and the M5) and to the East (Newbury/Reading and London).

Cirencester is located approximately 20 miles away and can be accessed via the A419 which is circa 4 miles from Shrivenham.

Shrivenham C of E (C) Primary School is located in the centre of the village Ofsted rating Good

Secondary Faringdon Community College Ofsted rating Outstanding

Pinewood Preparatory School is approximately 5 minutes by car.

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 through

Kidson-Trigg Tel: 01793 781937

2 bedrooms

Good size sitting room with wood-burning stove

Secure side and rear garden

Summer house with electricity and double glazing (currently an office)

2 off-street car spaces

Walking distance to the high-street

Adjacent to recreation ground/park

Popular and well equipped village

Convenient location for trains and main arterial routes

Log store and shed

33 High Street, Shrivenham, Swindon,
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.