



## THREE BED, MID-TERRACE

Guide Price £275,000 FREEHOLD

Winkworth



146 BRICKLEY LANE, DEVIZES, SN10 3BY

**An immaculately presented, three bed home in a popular road on the edge of the town with garden and off-street parking.**

This mid-terrace property has been beautifully maintained by the current owners and is ready to move straight into. A large sitting room with fireplace and access to the conservatory and garden is at the front of the house, with a small dining room/study, kitchen/breakfast room, two double bedrooms, a single bedroom, bathroom and separate WC upstairs.

Perfect for first time buyers, with little or no investment required.

**AT A GLANCE**

- Entrance hall
- Sitting Room
- Conservatory
- Dining Room/Study
- Kitchen/breakfast room

- Two double bedrooms
- Single Bedroom
- Bathroom
- Separate WC

- Outside
- Parking to the front or on roadside
- Rear garden with artificial grass lawn, beds and a shed.
- Paved patio area.
- EPC Band C
- Wiltshire Council Tax Band B
- Mains water/sewage, Mains Gas central heating



## LOCATION

Brickley Lane is roughly a mile to the centre of Devizes, and is ideally situated for easy access to any one of a number of primary schools and a short walk to Devizes School.

The historic market town of Devizes is a wonderful location nearby in which to base oneself. With a lively timetable of festivals and events, Devizes has a great deal to offer as well as the beautiful walking and riding in the surrounding countryside. There is a good variety of bars, restaurants, shops, both independent and the major chains, a cinema, museum and theatre and an excellent sports centre.

## DIRECTIONS

From our office in The Market Place Head along Northgate Street towards the brewery and take the second exit at the roundabout. Continue along New Park Street and at the next roundabout, take the first exit. At the following roundabout, continue straight over onto Estcourt Street. When you reach St James' Church, turn onto Brickley Lane.



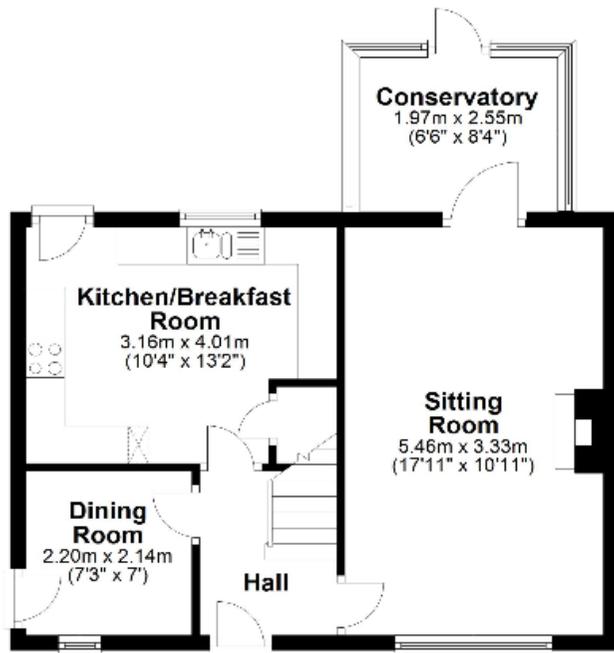
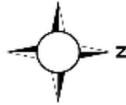
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Devizes | C



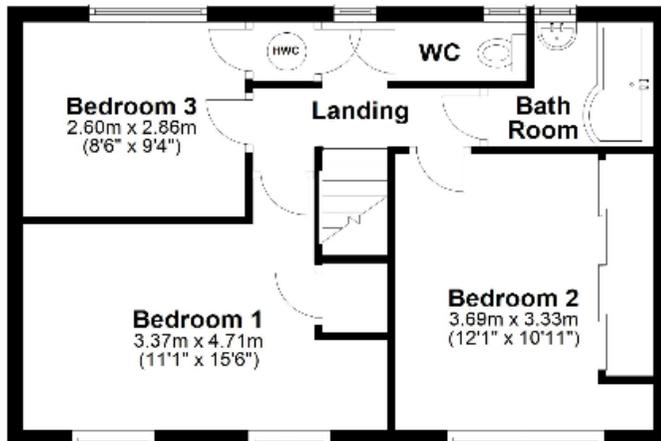
### Ground Floor

Approx. 46.4 sq. metres (499.0 sq. feet)



### First Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 90.7 sq. metres (975.9 sq. feet)