

3 Old Forge Close, Heytesbury, Warminster, BA12 0AF

A nicely presented and particularly spacious, three bedroom/three bathroom end terrace, modern village house with parking, quietly situated on a corner plot within a development of similar houses just on the edge of this soughtafter village. The accommodation is spread over three floors and comprises an entrance hall, cloakroom/wc, a kitchen with a good range of built-in high and low level wall units with built-in electric single oven and hob and spaces for washing machine, dishwasher and fridge-freezer. Spacious, doubleaspect sitting room with a feature fireplace (currently containing an electric woodburner) and French doors to the garden. Stairs to the first floor landing with hot water cupboard containing a pressurised cylinder receiving hot water from solar panels on the roof as well via an external oil-fired boiler. Double aspect, double bedroom 2 with double wardrobes and an en-suite shower room with thermostatic shower within cubicle. Single bedroom 3 and family bathroom with hair washing mixer taps over the bath. Further stairs up to the spacious main bedroom 1, also with an en-suite shower room. Outside there is an enclosed, south-west facing rear garden with lawn, patio, wooden shed and a gate onto Mantles Lane and hence onto lovely walks with The Prince Leopold Pub with a garden by the river at Upton Lovell - a 30 minute stroll with the dog through lovely countryside. To the front of the property is a small, open plan grass verge with a path to the two allocated, tarmaced parking spaces. There is a sewage plant for all properties in the cul-de-sac, with a shared service charge for maintenance. The property is available from the beginning of June, UNFURNISHED and for potentially 3-5 years



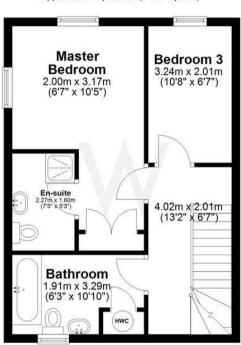
Ground Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Second Floor

Approx. 25.9 sq. metres (279.2 sq. feet)







Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			【100
(92 plus) A			
(81-91) B		77	
(69-80) C		00	
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

WHITES

Castle Chambers, 47 Castle Street, Salisbury, Wiltshire, SP1 3SP 01722 336422 www.hwwhite.co.uk residential-sales@hwwhite.co.uk

Total area: approx. 103.3 sq. metres (1111.9 sq. feet)





