



AN ELEGANT AND LIGHT FILLED TOWNHOUSE

Guide Price £425,000 Freehold

Winkworth

54 ANZIO ROAD, DEVIZES, WILTSHIRE,
SN10 2GF

Dating back to 2009, this family home has been stylishly updated by the current owner and is presented in absolutely immaculate condition, ready for a new owner to move straight into in time for Christmas.

This is a spacious and sunny family home, arranged over three floors and with both a charming garden and a sun drenched balcony leading into the first floor sitting room. The current owner has updated and redecorated the entire property and it is all in apple pie order both inside and in the lovely garden.

AT A GLANCE

Ground floor:

entrance hall

cloakroom

open plan kitchen / dining room with doors to the garden

First floor:

sitting room with door to the balcony

two double bedrooms

shower room

Second floor:

master bedroom with ensuite shower room

two further bedrooms

family bathroom

Outside:

covered driveway parking and garage

enclosed rear garden with paved seating area and lawn

SERVICES

mains gas central heating, mains water, drainage and electricity

Wiltshire Council Tax band D

EPC band C



LOCATION

Located on the eastern side of Devizes, it is less than a mile to the centre of town on a rather lovely walk along the Kennet and Avon Canal. By road, easy access and you will find a range of shops, supermarkets, cafe's and restaurants. There is a library, leisure centre, museum and several doctors and dentists.

Devizes has several really good primary schools and is home to a well regarded secondary. There are good bus services and mainline stations at either Pewsey or Chippenham, both within half an hour and going into London Paddington in just over an hour.

Devizes is surrounded by the lovely countryside of both the Pewsey Vale and Salisbury Plain and Roundway Down is less than half a mile away. All are wonderful for walking, riding and cycling

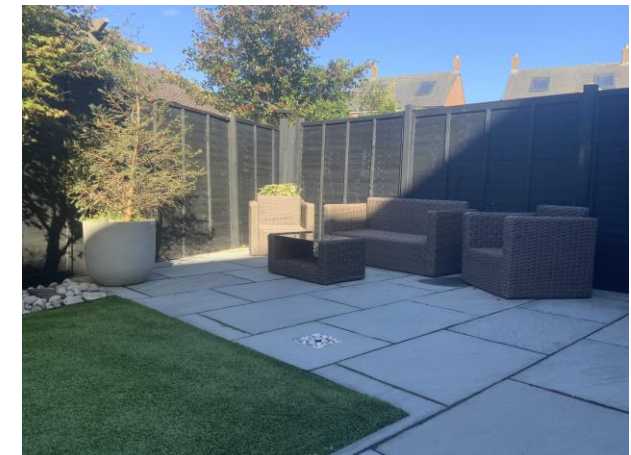
DIRECTIONS

From our office in The Market Place, head out in the direction of London and Marlborough. Proceed along the A361 London Road and through the traffic lights. Turn right at the roundabout by B and Q onto Hambleton Avenue and then left onto Naughton Avenue. Take the second turn on the left onto Anzio Road and the house will be found on the right.

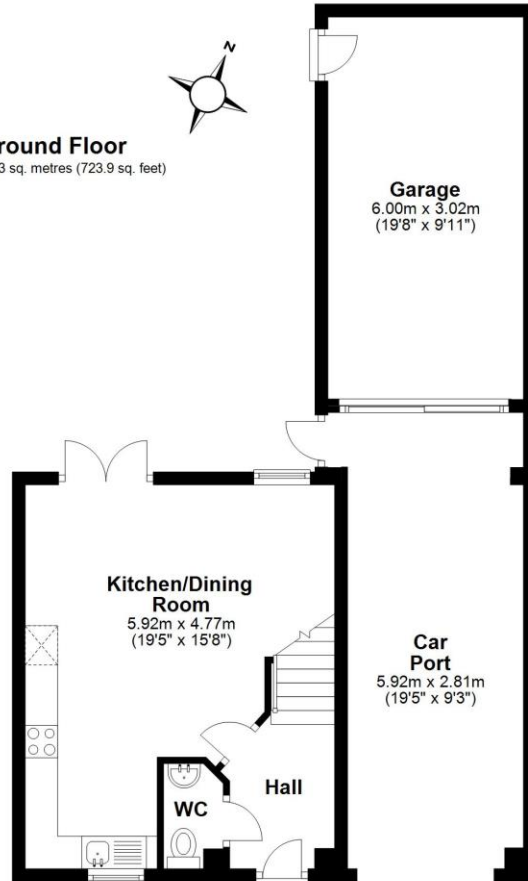


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	86

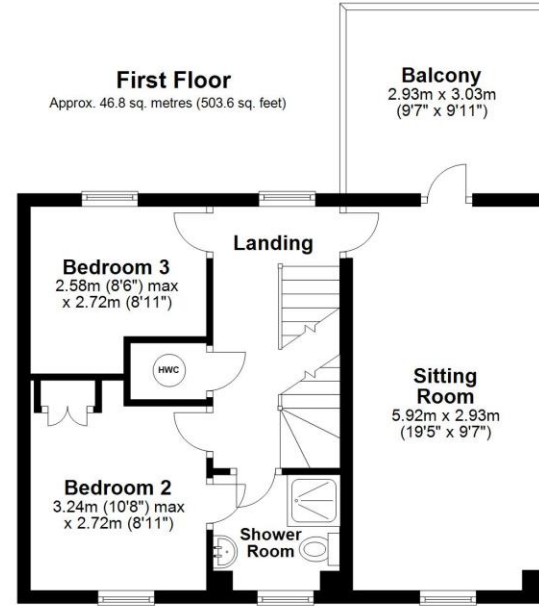
England, Scotland & Wales EU Directive 2002/91/EC



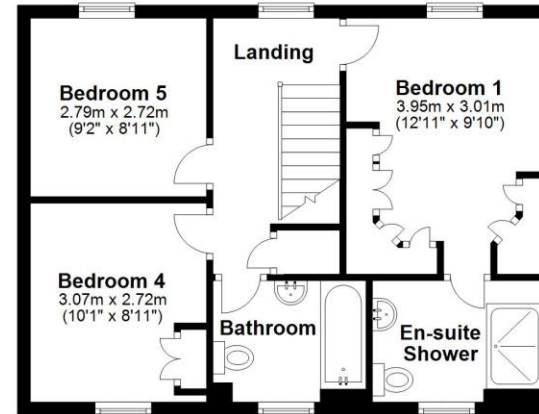
Ground Floor
Approx. 67.3 sq. metres (723.9 sq. feet)



First Floor
Approx. 46.8 sq. metres (503.6 sq. feet)



Second Floor
Approx. 46.8 sq. metres (503.6 sq. feet)



Total area: approx. 160.8 sq. metres (1731.2 sq. feet)

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winkworth.co.uk

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