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16 Anzio Road, Devizes, Wiltshire, SN10 2GF

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Guide Price £165,000

Offered to the market with no onward chain, this two-bedroom maisonette had the added benefits of a front garden and allocated parking.

- 2-bedrooms
- Maisonette
- No onward chain
- Garden to the front
- Outside storage
- Allocated parking
- Ideal first time purchase or downsize

Leasehold - Share of Freehold

EPC Rating C









A well-proportioned two-bedroom first floor maisonette, situated within a popular residential area of Devizes and offered to the market with no onward chain. Benefitting from its own private entrance, allocated parking, outside storage and a garden to the front, the property would make an ideal first-time purchase, downsize or investment opportunity.

The accommodation is accessed via a private entrance with stairs rising to the first floor. A generous living room provides the principal reception space, offering plenty of room for both relaxing and dining. The separate kitchen is positioned alongside and is fitted with a range of cupboard and worktop space.

There are two well-proportioned bedrooms, including a comfortable principal double bedroom and a second bedroom offering flexibility as a guest room, home office or dressing room. These are served by a family bathroom.

Externally, the property benefits from a garden positioned to the front, together with useful outside storage and an allocated parking space.

Conveniently placed for access to local amenities, schools and transport links, while Devizes town centre is also within easy reach, this is a practical and appealing home offered with no onward chain.

Situation
The property is located in the popular Marina area with canal walks, The Hourglass public house and Devizes Marina café all on the doorstep. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

Property information
We are advised all mains services are connected.
Agents' Note: The photographs shown on this listing were taken prior to the current tenant moving into the property.
Tenure: Leasehold share of freehold. 999 years from January 2009. Around £250 per annum service charge.
EPC rating: C
Council tax band: B

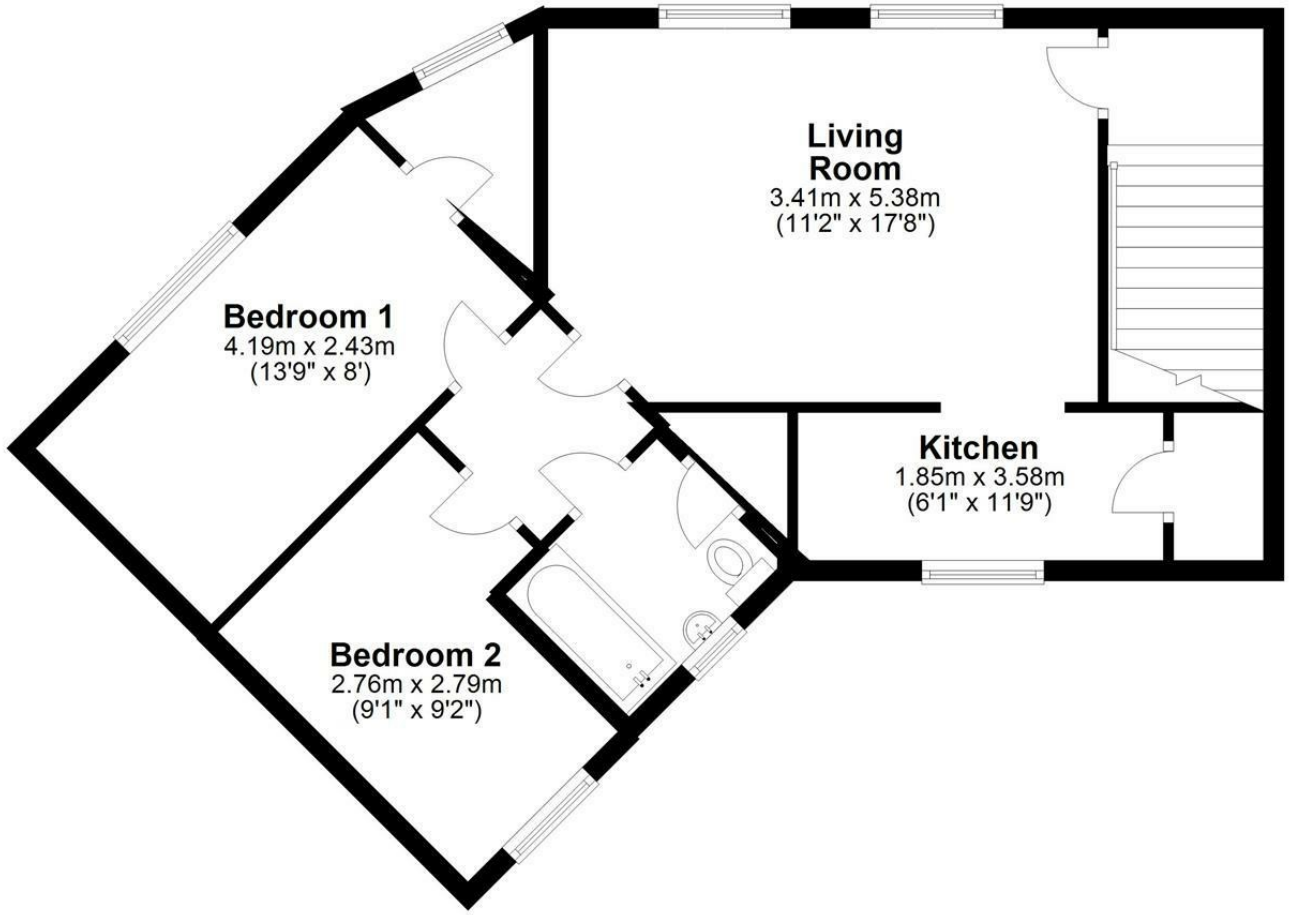






First Floor Maisonette

Approx. 64.0 sq. metres (688.6 sq. feet)



Total area: approx. 64.0 sq. metres (688.6 sq. feet)

Floorplan may not be exactly to scale but is for illustrative purposes only
Plan produced using PlanUp.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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