



## Blenheim Park

Bowerhill SN12 6TA

- No Chain
- Enclosed Private Garden
- Short walk to Kennet & Avon Canal
- Great Investment Opportunity
- Allocated Parking Space
- Walking Distance to Pub and Shop
- Ideal for First-Time Buyers
- Located in Popular Bowerhill

**£175,000 Freehold**





### **Porch**

External door, window to side elevation and door to living room.

### **Living Room**

13'10" x 12'8"

Window to side elevation, two radiators, stairs to first floor and opening to kitchen.

### **Kitchen**

5'7" x 9'9"

Fitted with a matching range of base and eye level units with worktop space over, space for washing machine and cooker, window to side elevation, radiator and opening to pantry area with shelves.

### **Landing**

Airing cupboard, radiator, doors to bedroom and bathroom.

### **Bedroom**

14'1" x 8'11"

Windows to side and front elevation, storage cupboard and radiator.



## **Bathroom**

Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC with window to side elevation.

## **Outside**

Allocated parking space and enclosed side garden with gated access.



Local Authority **Wiltshire**  
Council Tax Band **A**  
EPC Rating

### Ground Floor

Approx. 25.5 sq. metres (274.4 sq. feet)



### First Floor

Approx. 23.3 sq. metres (250.7 sq. feet)



Total area: approx. 48.8 sq. metres (525.0 sq. feet)



**KINGSTONS**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.