



The Quarries, Old Town, SN1 4EX

guide price **£600,000 - £700,000**

**richard
james**



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freehold energy
efficiency rating

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VERY RARELY AVAILABLE - HEART OF OLD TOWN
LOCATION - 1/3 OF AN ACRE PLOT

Built over 100 years ago as a wedding present, 'Parame' was modelled after a French Villa the original owner took his newly wed to on his honeymoon.

The Bungalow itself is located on "The Quarries" in Old Town, just off Westlecot Road. It backs on to the Old Quarry, which is now a public garden, and fronts on to the beautiful Town Gardens.

Its set on a large plot surrounded by garden on all sides, there is a large front driveway leading up to the front, and also features a carport.





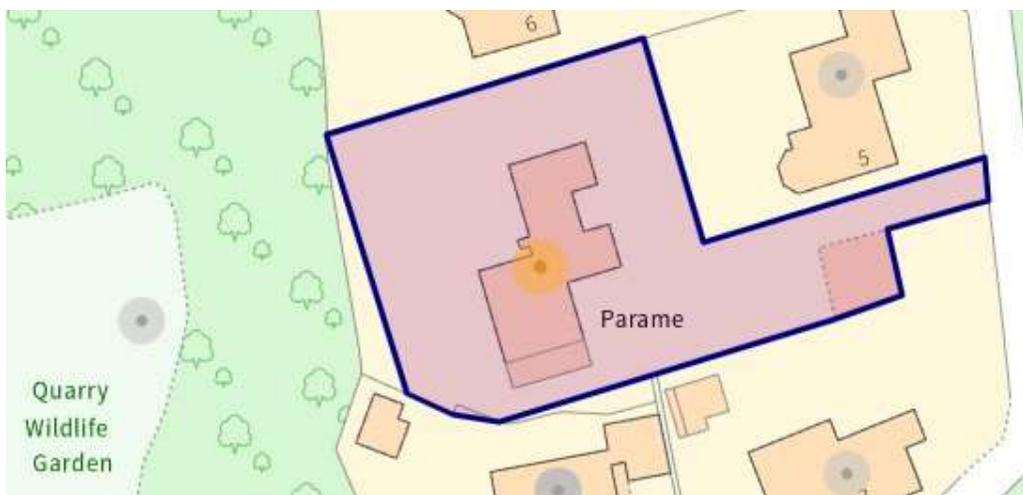
Internally there is a great amount of space, totaling around 1800sqft, the layout briefly comprises; Large Entrance Hall, four bedrooms in total - all of a great size, family bathroom, dining space, kitchen, a huge 25x18 sitting room, sunroom. There is also a new Combi Boiler and is on Mains Drainage.

The property has been well loved for over 30 years and has loads of potential to improve and extend STPP.



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Victoria Road | Old Town | SN1 3BD

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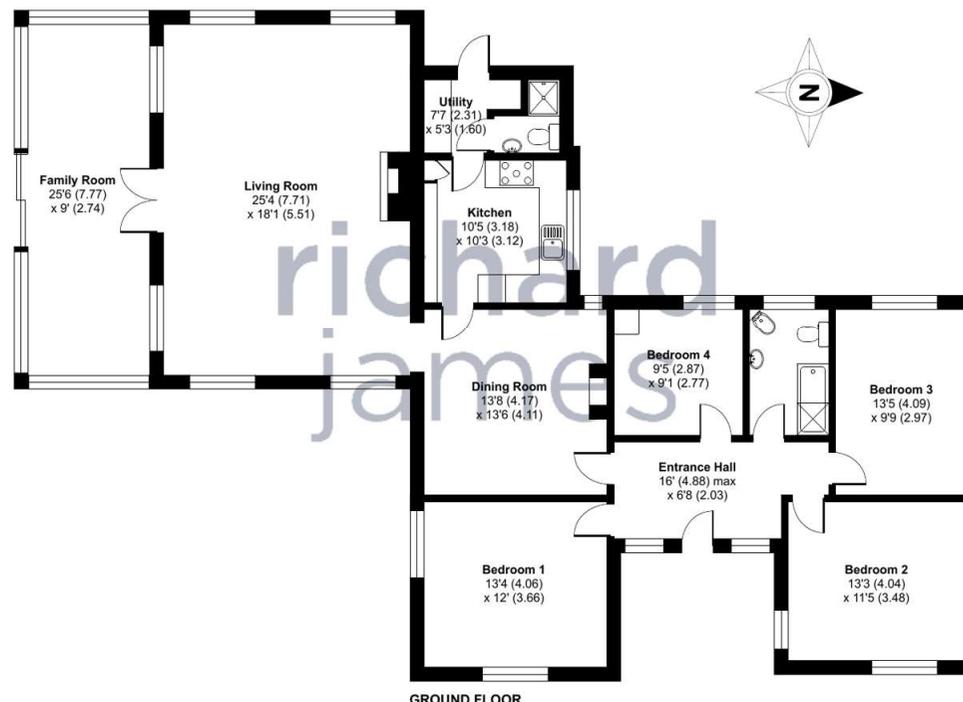
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Approximate Area = 1824 sq ft / 169.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Richard James. REF: 1079494

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