



32 Stapleton Close, Highworth, Wiltshire, SN6 7DR

Guide Price: £300,000 - £325,000

richard james

Village & Country Homes



Stapleton Close

FREEHOLD

Council Tax Band - C | EPC Rating - D



This charming three-bedroom semi-detached home is now available in the highly sought-after market town of Highworth. The property is impeccably maintained, featuring a recently renovated kitchen and bathroom.

The ground floor layout includes an entrance hall with stairs leading to the first floor, a modernized kitchen/breakfast room, and a spacious lounge/dining room with French doors opening to the rear garden and a functional fireplace. There is also secure, covered side access on the right. Upstairs, you'll find three generously sized bedrooms, a refitted family bathroom, and two storage cupboards. The second bedroom offers lovely views over the neighboring rooftops toward the Cotswolds.

Outside, the front of the property offers driveway parking leading to a single integral garage with an up-and-over door. The private rear garden is primarily laid to lawn, with a patio area perfect for enjoying an evening drink and a central path leading to a large wooden shed.

Highworth is a historic market town, known as the highest town in Wiltshire and located on the edge of the internationally renowned Cotswolds. The town boasts a wide range of amenities, including schools, a doctor's surgery, a chemist, a dentist, and butchers, along with various restaurants, pubs, and shops such as Co-op and ALDI supermarkets, as well as a Saturday market in the town square. The local Halo leisure centre offers a covered swimming pool, and there are nearby grounds for football, cricket, tennis, golf, and bowls. Wrag Barn Golf Club is also easily accessible.

Gas Central Heating, uPVC Double Glazing & Mains Utilities



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B^{Pr}		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	







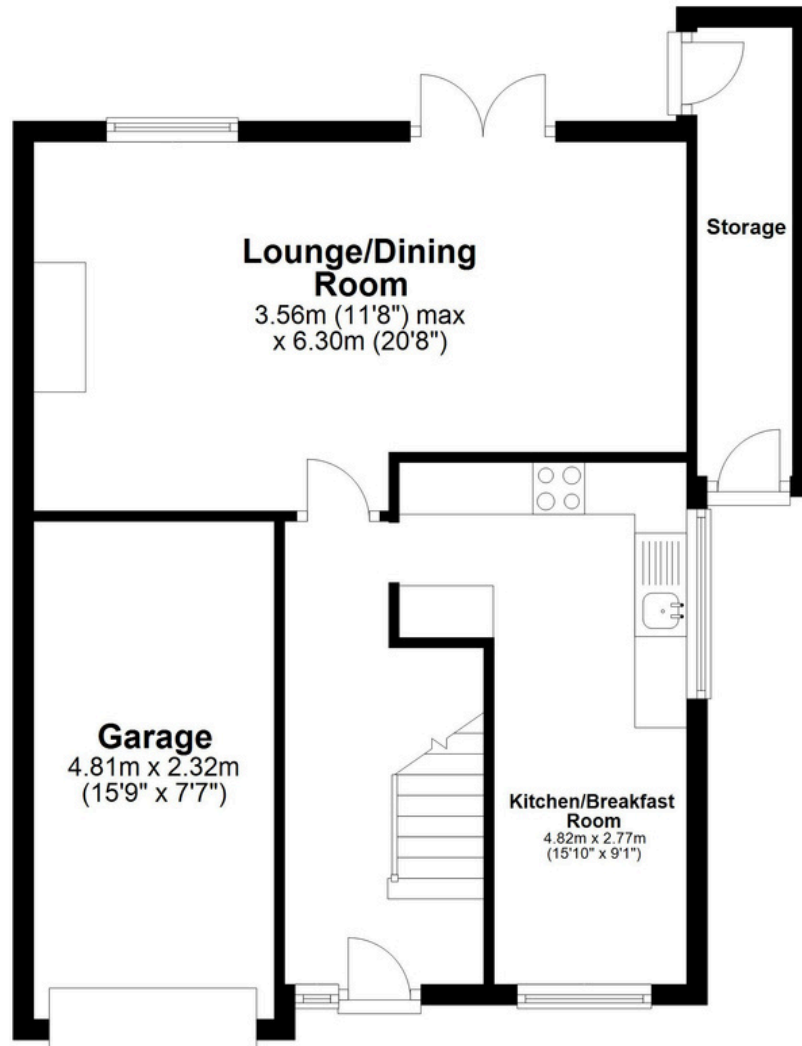




Floorplan

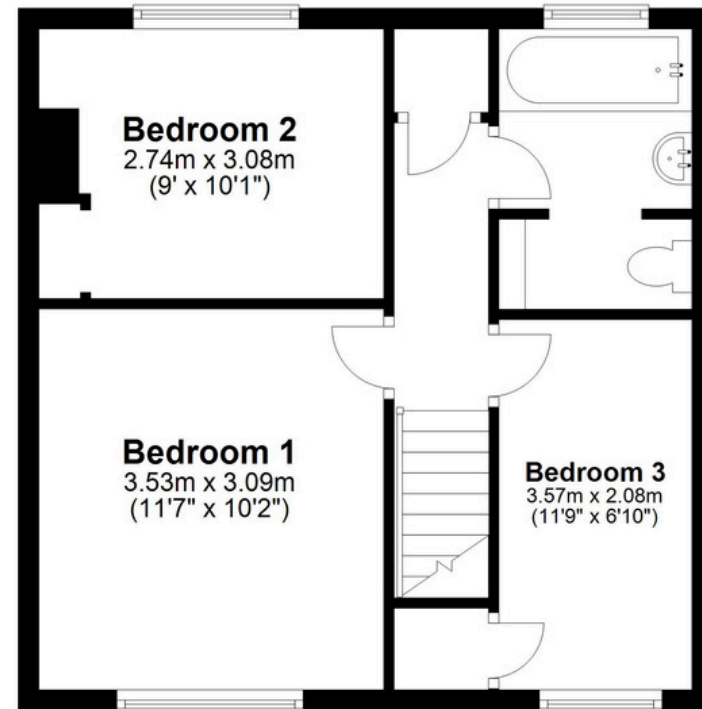
Ground Floor

Approx. 56.7 sq. metres (610.8 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



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