18 Rogers Meadow

Marlborough, SN8 1DZ

STRAKERS

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An improved three bedroom family home, well presented with new Kitchen and Bathroom, driveway parking and gardens, all situated within St Johns catchment and close proximity to the High Street.

- Great Location
- Lovely Family Home
- Walking Distance to High St & Schools
- New Kitchen & Bathroom
- Parking
- Gardens

Guide Price £285,000

Description

A lovely family home situated in a elevated spot within walking distance to the High Street and Schools, accessed via the Entrance Porch which leads into a good size Living Room with box bay window to the front, stairs to the first floor with cupboard under. The Kitchen / Living Room has been refitted with a modern range of wall and base units with worksurfaces over and inset drainer sink. built in double oven with hob and extractor over, built in dishwasher, tiled flooring. space for 6 seater Dining table.

The first floor has two double Bedrooms and a single Bedroom. The Bathroom has been refitted with a modern white suite comprising bath, separate shower cubicle, low level W.C and hand basin. Tiled walls and floor & heated towel rail.

The gardens are to three sides, mainly laid to lawn with shubs and flowering plants, the rear garden is enclosed by timber fencing, laid to lawn with a paved patio and gravelled area to the side with path to rear access leading to off street parking.

Situation

Marlborough is an attractive market town located in the heart of Wiltshire, noted for its wide and picturesque high street and The College. The town provides excellent shopping facilities together with a twice weekly market, numerous cafes, restaurants and pubs and those with country and leisure pursuits are also well catered for (Golf Club and Leisure Centre). There is a good choice of both state and private schooling in the area and the town is well located within easy motoring distance of the larger employment centres of Swindon, Salisbury Newbury. The M4 Motorway (J15) is approximately 7 miles distance providing fast road access to London, Bristol, and the West Country and rail links can be found in the nearby villages of Pewsey and Great Bedwyn with both offering services to London.

Property Information

Local Authority: Wiltshire Council
Council Tax Band: D
EPC: D
Mains water, electricity, gas and drainage are connected.

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 representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

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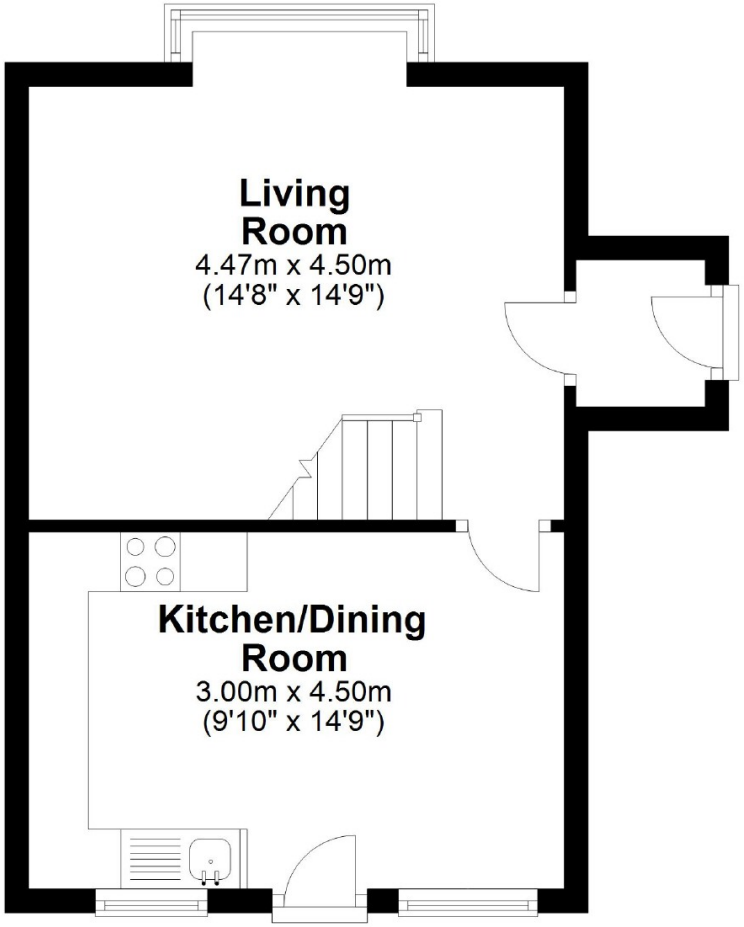
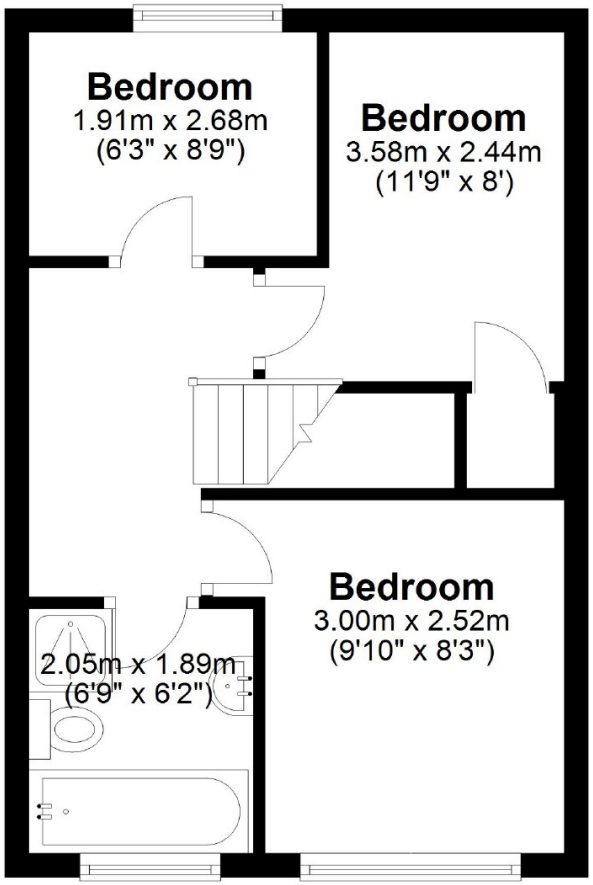
Ground Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



First Floor

Approx. 31.0 sq. metres (334.0 sq. feet)



Total area: approx. 67.0 sq. metres (720.9 sq. feet)

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