



## Detached Three Bed House

Guide Price £355,000

Winkworth



## AILESURY WAY, BURBAGE, SN8 3TD

**Located in a nice quiet development close to the primary school and amenities Burbage has to offer.**

Built in the 70's, the accommodation comprises, kitchen, with side door to the garden and lounge with patio doors to the garden.

Upstairs there are three double bedrooms, two with built in storage, a bathroom and separate toilet.

There is a generous front with a driveway, lawn area and single garage. There is also a useful shed for storage.

The garden at the back is enclosed with mature trees and shrubs.

The house requires some modernisation and could be extended subject to relevant planning consents.

At a Glance:

- Kitchen
- Lounge
- Three Double Bedrooms
- Bathroom
- Separate Toilet
- Driveway parking
- Shed
- Garage

Services: Mains water and drainage, electric and electric storage heating.

Council Tax:C

EPC:D



## LOCATION

Burbage is on the edge of an Area of Outstanding Natural Beauty on the borders of the Savernake Forest. The village has excellent local facilities including a primary school, Londis shop, post office, public house, a doctor's surgery and Farm Shop.

The larger market town of Marlborough is some 6 miles away which offers more extensive shopping facilities as well as a variety of bars, restaurants, coffee shops and boutiques. Several schools including St Francis, Dauntseys, St John's and Marlborough College are all within easy reach.

Communications are excellent with the M4 motorway (J14-13 miles, J15-16 miles), Great Bedwyn and Pewsey stations linking with London Paddington about 1 hour. The larger centres of Swindon and Newbury are within easy driving distance of about 30 minutes.

Directions

<https://what3words.com/alas.dragon.surfacing>

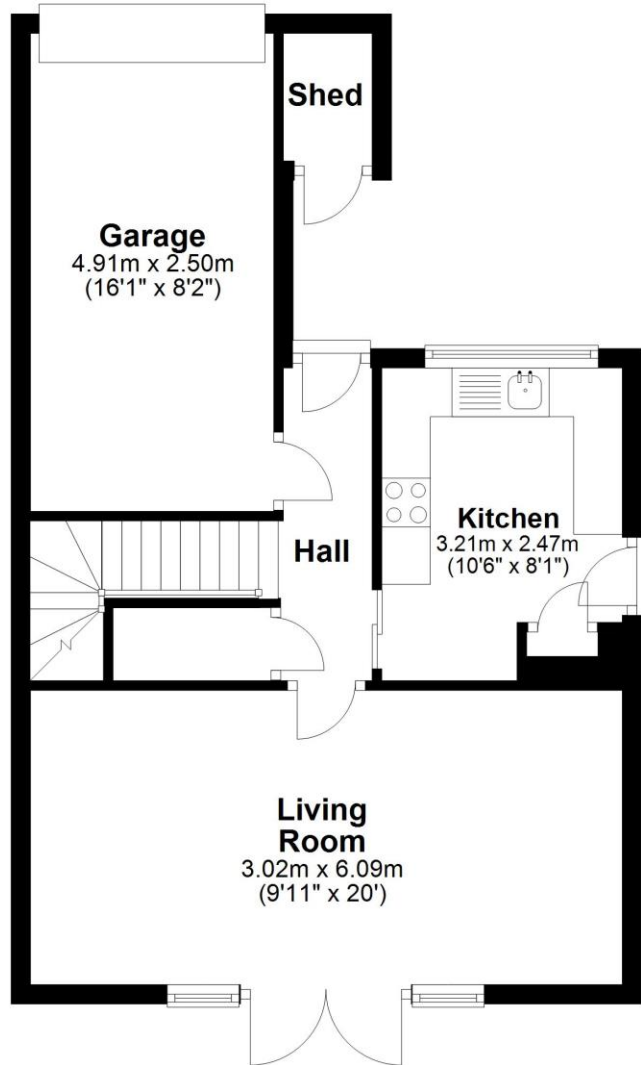


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



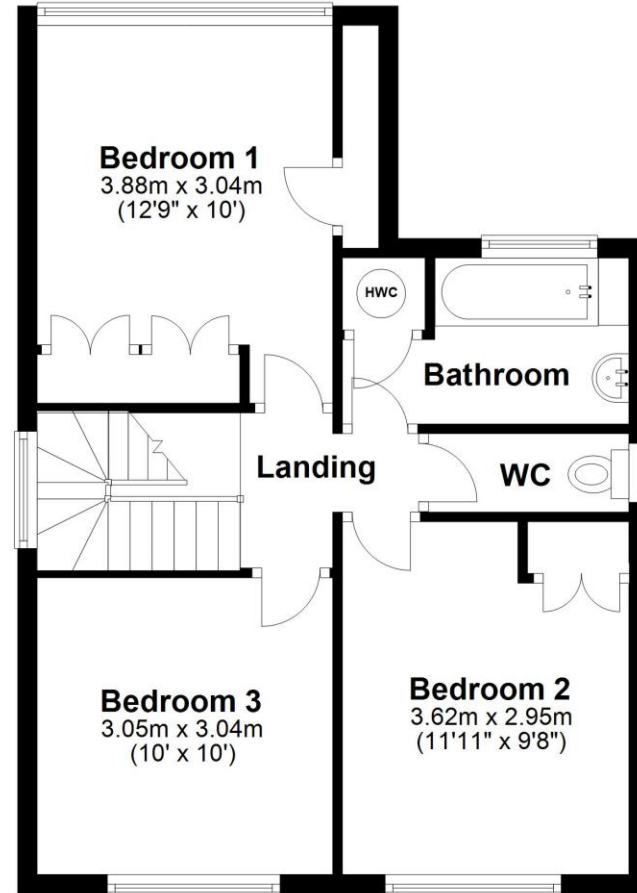
## Ground Floor

Approx. 48.5 sq. metres (521.8 sq. feet)



## First Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



Total area: approx. 95.4 sq. metres (1027.2 sq. feet)

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