



Fabulous One Bedroom Home in Marlborough

Guide Price £199,950

Winkworth



ROGERS MEADOW, MARLBOROUGH, SN8 1DZ

For sale with no onward chain, this wonderful one-bedroom home in Marlborough is the perfect home for the first-time buyer or an investor, and benefits from a lovely secluded south facing rear garden.

This semi-detached home has a wonderful, homely feel from the moment you enter into the entrance porch. The downstairs accommodation comprises of open plane lounge and kitchen and a conservatory to the side which makes a great dining room as it enjoys the views of the garden. There is a useful storage cupboard in the lounge at the bottom of the stairs.

Upstairs you will find one double bedroom with a large built-in double wardrobe and the bathroom with bath and shower over.

At the rear and side of the property is a pretty garden with a large summer house which has power. This secluded part walled garden is south facing and has been designed with lawn and stocked beds with flowers, shrubs and an apple and pear tree.

This great home also benefits from a private parking space and solar panels.

AT A GLANCE:

- One Bedroom Home
- Open Plan Lounge/Kitchen
- Conservatory Dining Room
- Bathroom with Bath and Shower Over
- Good Size Garden
- Private Drive for One Car

Services: Mains electricity, drainage and water. Electric heaters.

Council Tax Band: B

EPC Band: D



LOCATION

Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury.

In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.

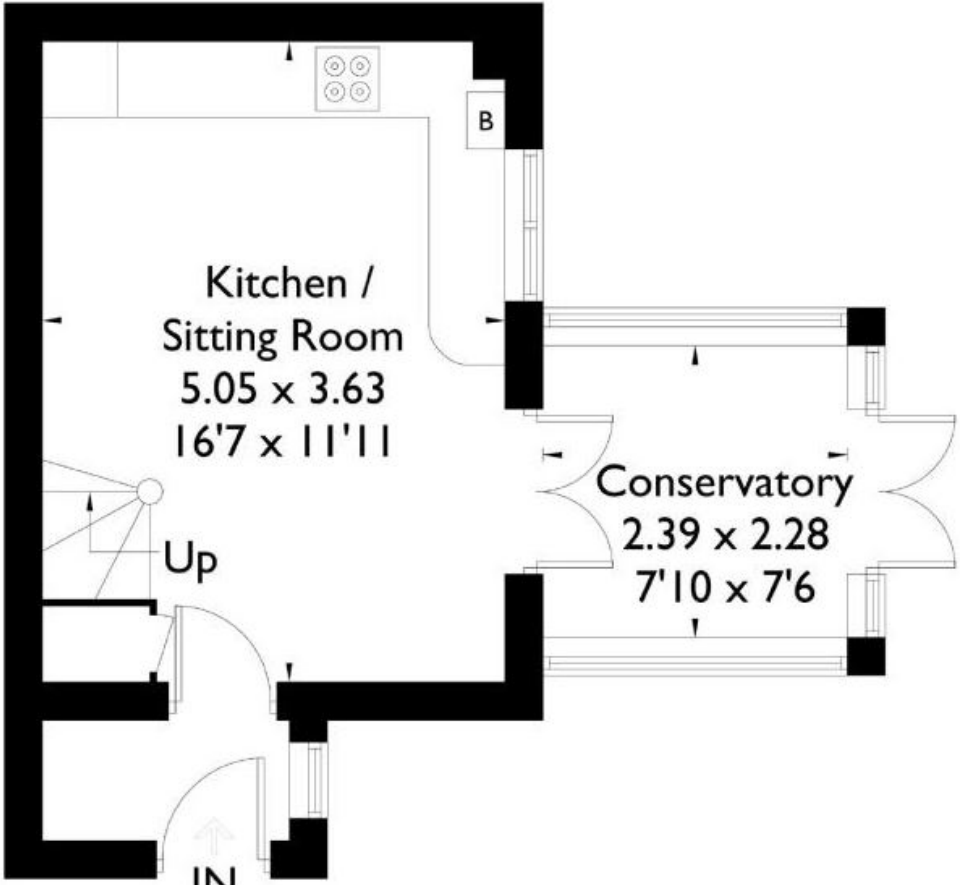


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

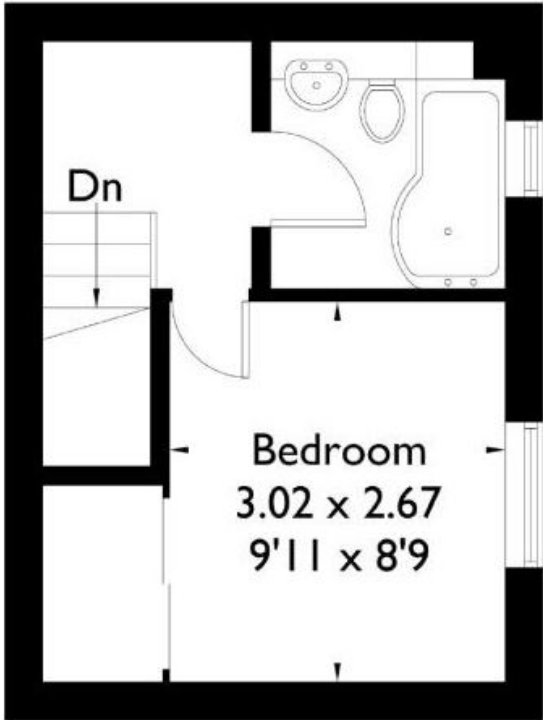


25 Rogers Meadow, Marlborough, SN8 1DZ

Approximate Gross Internal Area = 45.8 sq m / 493 sq ft



Ground Floor



First Floor

Marlborough | 01672 552777 | marlborough@winkworth.co.uk





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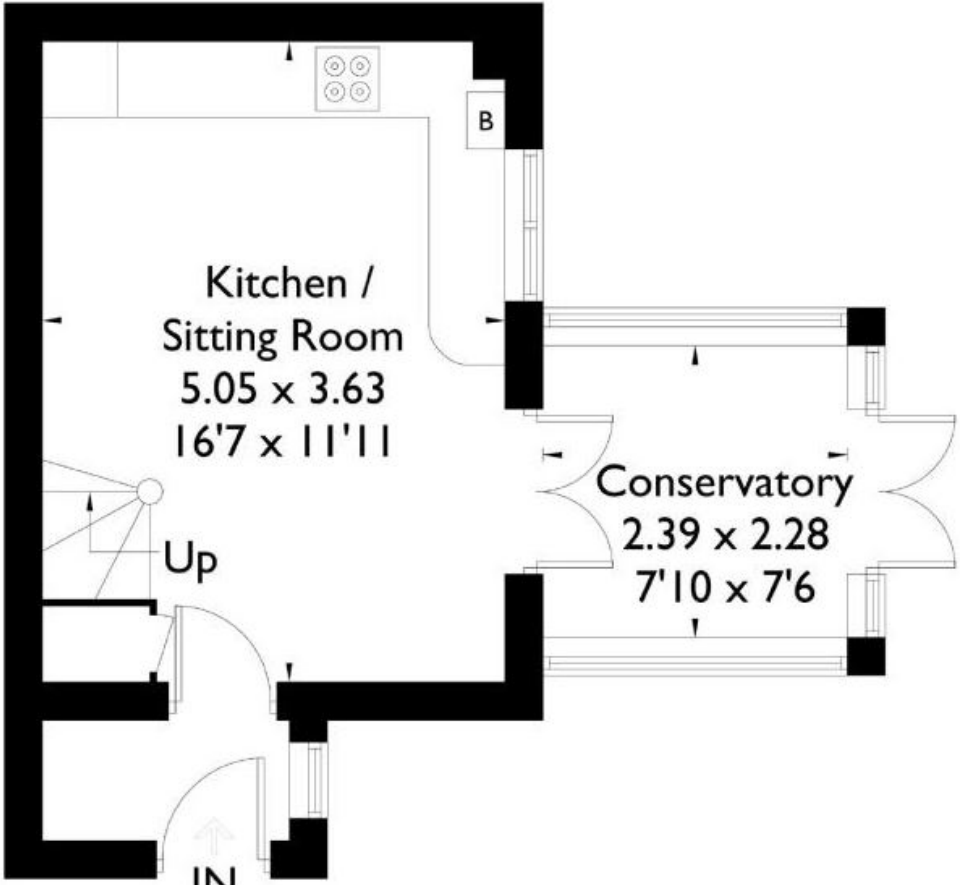
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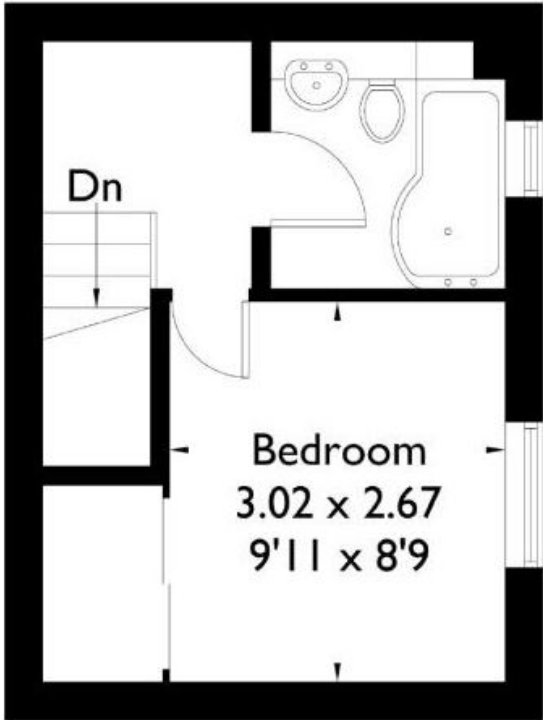


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