Fabulous One Bedroom Home in Marlborough

Asking Price £198,500

Winkworth

ROGERS MEADOW Marlborough SN8 1DZ

2 1 1 1

Available with no onward chain. A delighful one bedroom house with a good size garden and parking just 15 minutes walk from the town centre.

This semi-detached home has a wonderful, homely feel from the moment you enter into the entrance porch. The downstairs accommodation comprises of open plan 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 generous pretty south facing 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:

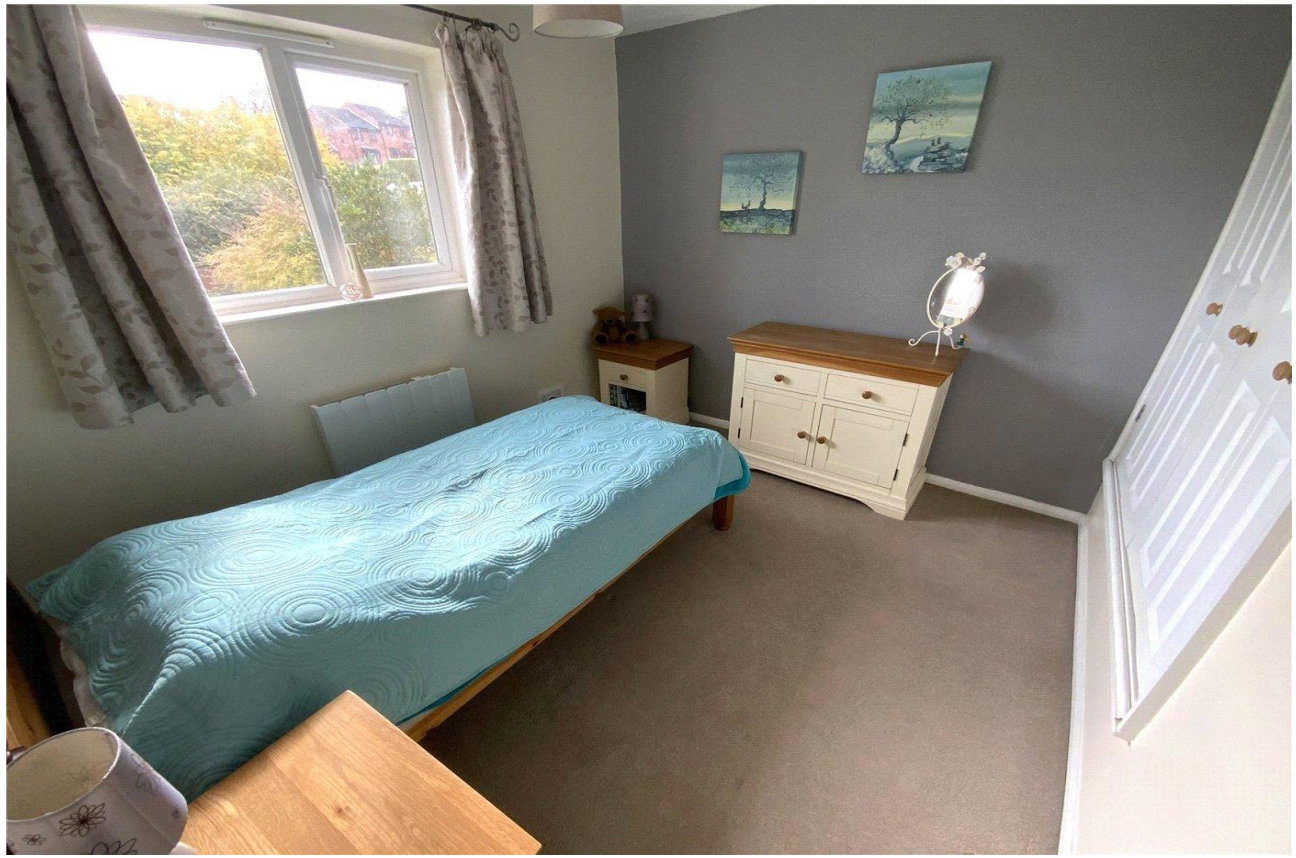
- Available with no onward chain
- Great first home or investment opportunity
- Open plan kitchen/dining and living area
- Conservatory
- One double bedroom with built-in wardrobes
- Bathroom with bath and shower over bath
- Generous pretty garden
- Large shed with power
- Parking

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 good variety of restaurants 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 and the town features a literary festival. 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.

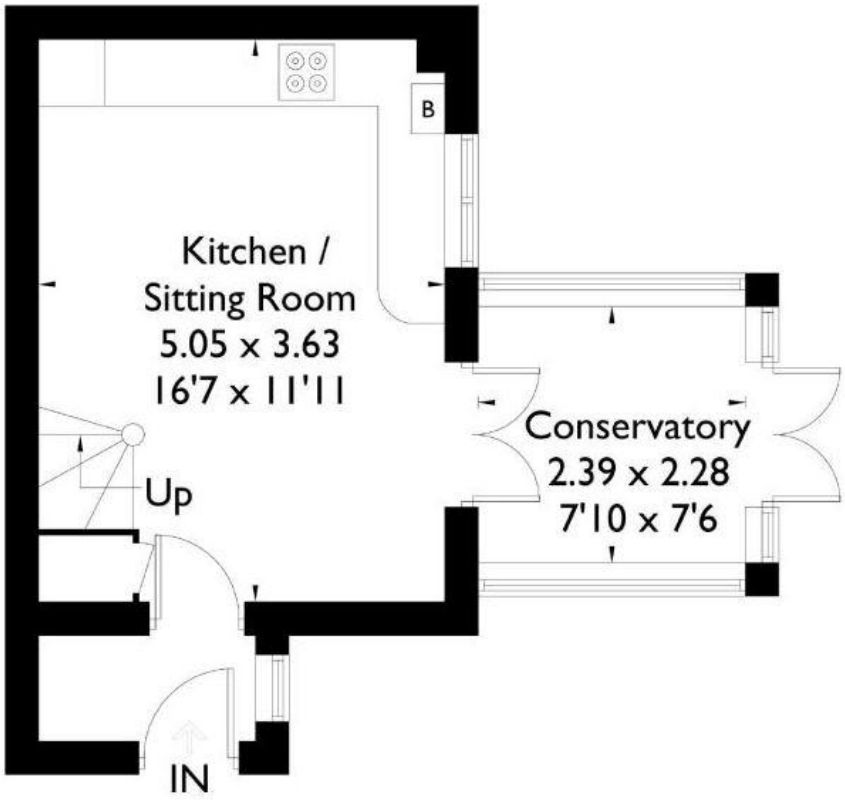
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

General
Services: Mains water, electricity, and drainage. Gas boiler for heating water.
Tenure: Freehold
Local Authority: Wiltshire Council: 0300 456 0100
EPC Band: D
Council Tax Band: B
https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges
Broadband and mobile coverage. https://checker.ofcom.org.uk/
Postcode: SN8 1DZ

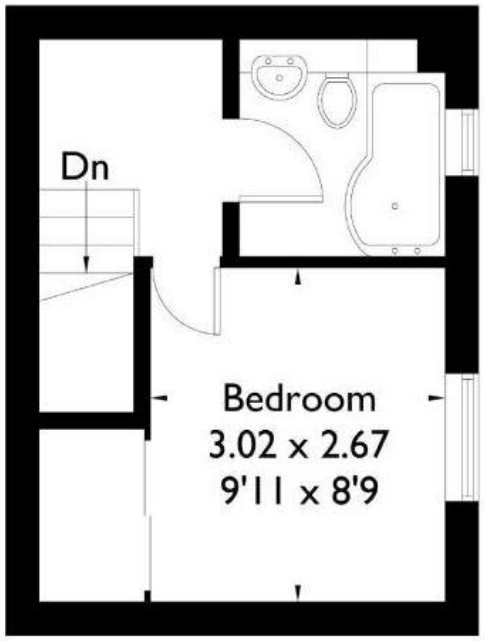


25 Rogers Meadow, Marlborough, SN8 1DZ

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



Ground Floor



First Floor

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

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth