



## So Much Potential

Guide Price £345,000

Winkworth



## CHURCH STREET, GREAT BEDWYN, SN8 3PF



For sale with no onward chain, this three bed semi detached home is set in an elevated position in the beautiful village of Great Bedwyn, and enjoys uninterrupted views to the front and offers a wealth of potential to modernise.

For sale for the first time in many years, this three bedroom house offers great potential to modernise and extend (subject to relevant planning consents).

The current accommodation comprises of a good size dual aspect lounge that enjoys the views to the front and has patio doors leading out to the garden and an open fire, dining room again with views to the front and the kitchen to the rear that has an abundance of cupboards a built-in double oven and a pantry store. From the garden is an inner hall with access to a large store cupboard, cloakroom and a door to the garden. Upstairs you will find three double bedrooms, two with built-in wardrobes and the bathroom that is fitted with a shower (please note this is currently a wet-room sow but a screen can be fitted).

To the rear of the property is a good size west facing garden with patio terrace and lawn area with mature apple tree and borders. There are a number of sheds and a greenhouse. At the front the is a lawned garden area with flower borders to the sides and a driveway to the side which leads to a single garage and parking.

If you are looking for a property to put your own stamp on and call home, this could be the one.



At a Glance:

- On Onward Chain
- Views to Front
- Front and Rear Gardens
- Three Bedrooms
- Garage
- Parking

Services: Mains drainage, water, oil heating and electricity.

Council Tax Band: D

EPC Band: E



## LOCATION

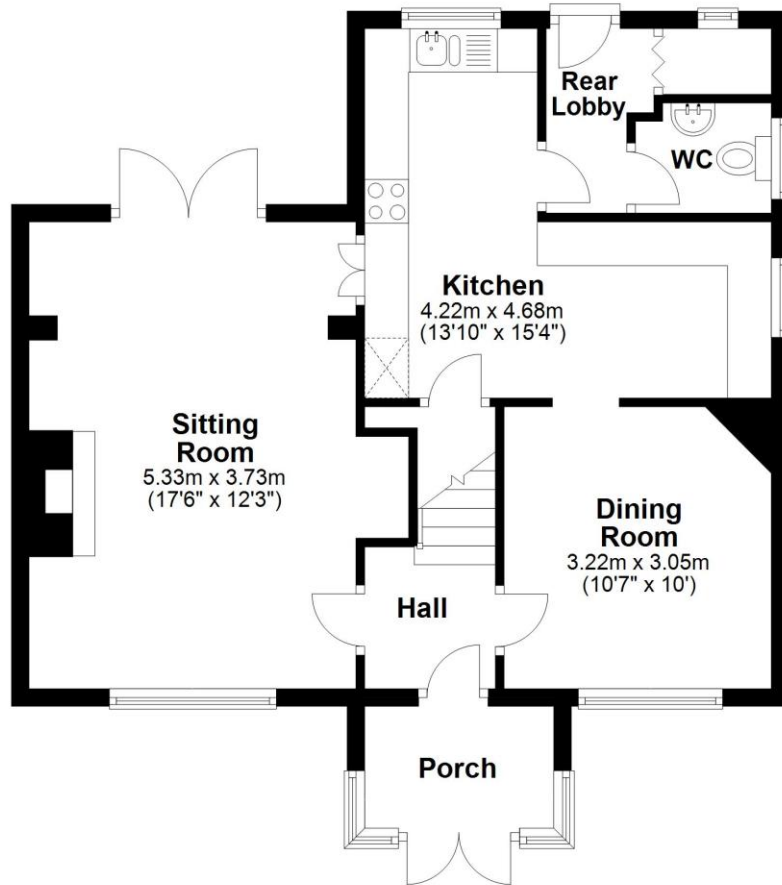
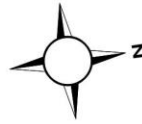
Great Bedwyn; an attractive commuter village with a good range of local amenities including a general store, Post Office, primary school, surgery and public house. The village has the advantage of a railway station with direct services to London Paddington and the South West. The M4 motorway at junction 14 is about 8 miles to the north-east. Great Bedwyn stands in an Area of Outstanding Natural Beauty close to Savernake Forest and with the Kennet and Avon canal running through the village.



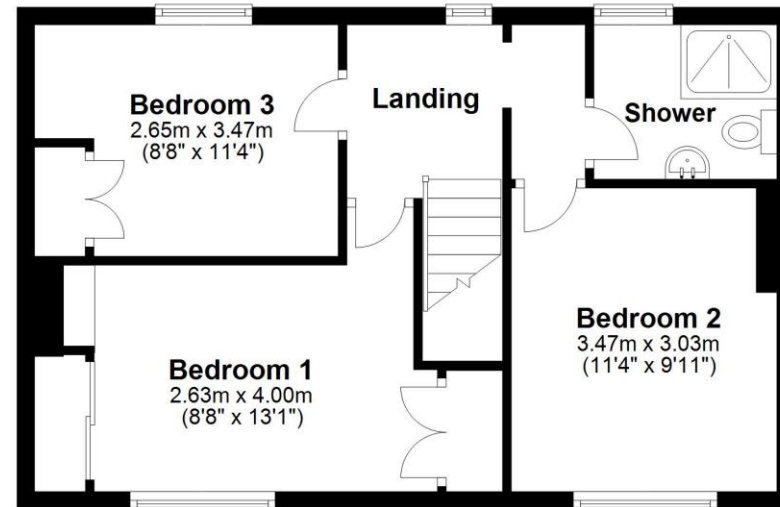
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 58.9 sq. metres (633.7 sq. feet)



**First Floor**  
Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 104.1 sq. metres (1120.0 sq. feet)

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**Winkworth**