



**Meadowview, Priorsfield,
Marlborough, Wiltshire, SN8 4AE**

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property consultants

A spacious detached bungalow set in a large garden with off road parking and scope for extension subject to the relevant consents

- Easy walking distance to Marlborough town centre
- Three bedroom bungalow
- Generous accommodation with high ceilings
- Private garden to the rear with parking to the front
- Scope for extension subject to the relevant consents

Location

Marlborough, a popular market town, provides an extensive range of shopping facilities including Waitrose, a twice-weekly market, a library and various restaurants and pubs including the Rick Stein restaurant. Swindon lies 11 miles to the north with Hungerford 9 miles to the east and Pewsey 6 miles to the south. Wider facilities can be easily reached at Newbury, Bath and Salisbury.

Train Stations at Great Bedwyn, Hungerford, Pewsey and Swindon offer excellent services to London Paddington with journey times of just over the hour. The M4 at junction 15 is 10 miles away and junction 14 is 14 miles away.

The property lies at the junction of Priorsfield with the Salisbury Road and is set up on a bank above the road.

Description

The property comprises a detached single storey property, we believe, built in the 1950s, of brick elevations under a pitched tiled roof. The spacious accommodation is well presented and offers a flexible layout with either more reception rooms or more bedrooms. The property benefits from UPVC double glazed windows and gas fired central heating.

The front door leads through into the Kitchen with a wood effect laminate flooring, a range of wall and floor units incorporating a stainless steel sink, a 4 ring hob and an electric oven and extractor fan, a fridge and space for a washing machine. An Inner hall with a cupboard gives access to the Sitting Room carpeted with an open fireplace and three Double Bedrooms carpeted and a Bathroom with lino floor, a bath, shower, hand basin and wc. There is a large loft above.

Outside

The property is approached via a shared driveway and there are parking spaces to the front of the house. There is a side access to the private rear garden which comprises lawn and terrace and has a timber storage shed with power.

Services

Mains water, drainage, electricity and gas. Gas fired central heating

EPC:

D:64

Council Tax:

Band C

Local Authority

Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 01225 713000

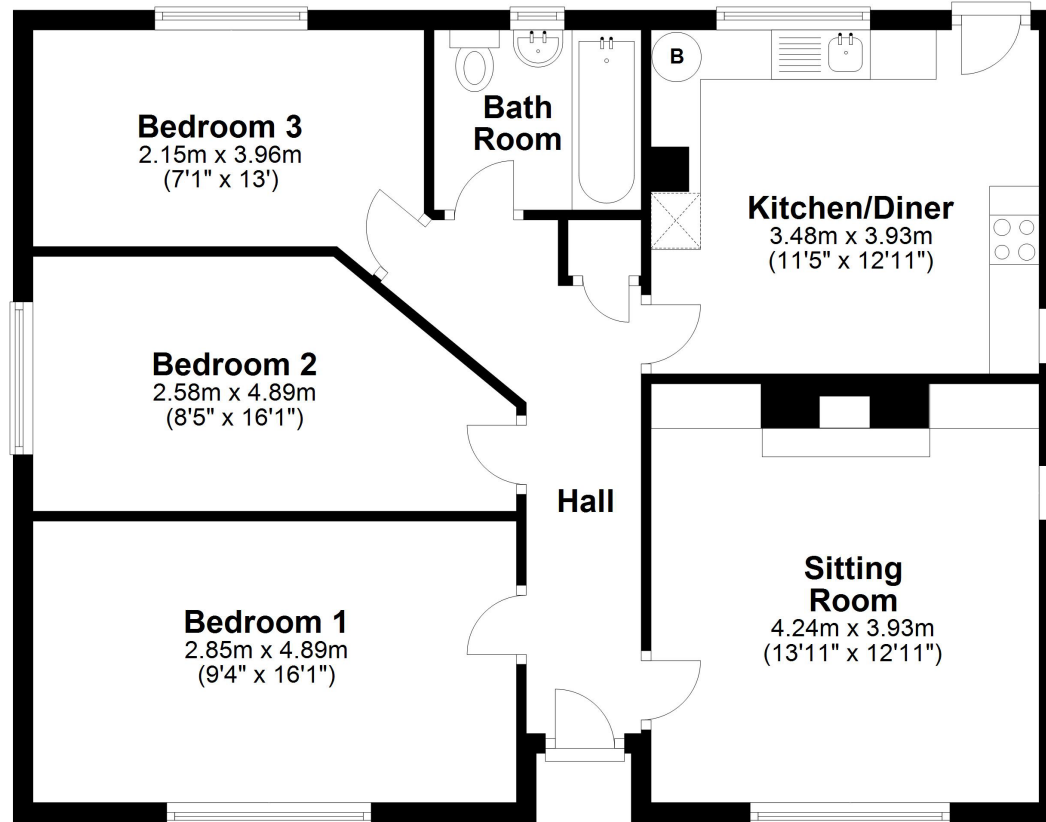
Directions

From Marlborough High Street head east towards Salisbury and Hungerford, after the petrol station turn right and then left at the two mini roundabouts. Follow up the hill and turn left into Priorsfield. The drive to the property is the first on the right.



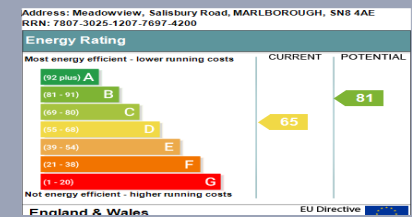
Ground Floor

Approx. 78.6 sq. metres (846.3 sq. feet)



Total area: approx. 78.6 sq. metres (846.3 sq. feet)





Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



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