



# 14 Severalls

East Grafton, Marlborough, Wiltshire, SN8 3DL





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Guide £475,000

An older style semi detached house in a village location, with a large garden, lots of road off parking, and potential to extend, subject to the usual consents.

## Description

The accommodation includes a separate hall from which the stairs lead, a sitting room with a woodburner. The kitchen has integrated appliances and ample space for a table. There is also a ground floor bedroom (or study if preferred), a shower room and rear hall/lobby which is ideal for muddy boots etc. On the first floor there is a landing with a window and a view to the garden and fields. There are three well balanced bedrooms and a bathroom in traditional white. Outside there is good frontage for parking, a lawned garden and hedges. A gate to the side leads to the good sized rear garden which is laid mainly to grass with shrubs, tree and paved terrace. NO ONWARD CHAIN.

## East Grafton

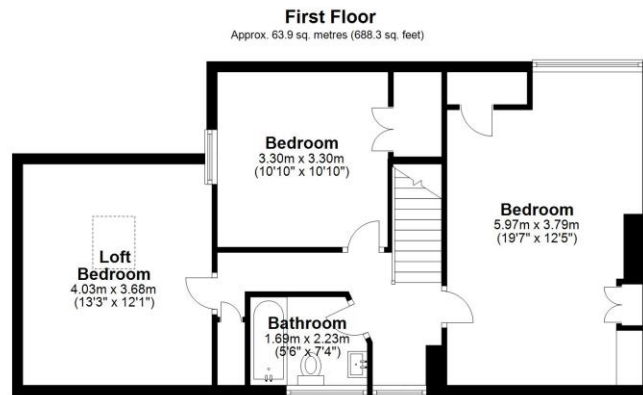
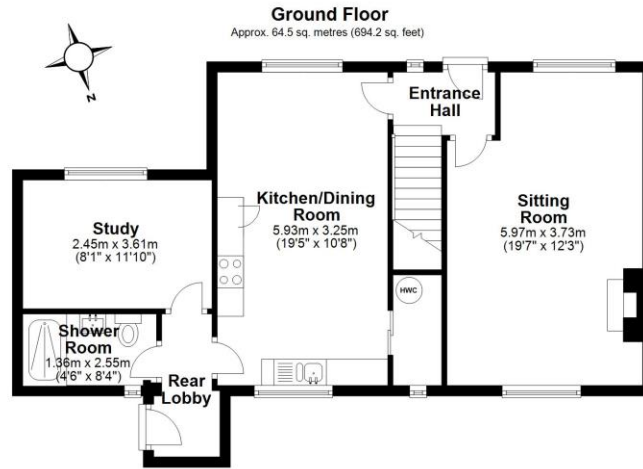
East Grafton is a pretty village approximately seven miles south of Hungerford. Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctor's surgery, public library, two supermarkets, restaurants, banks and leisure activities. The M4

motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading and London (Paddington).

## Directions

From our office, turn left up the high street and continue on the A338, for approx. 6 miles. On approaching the village, turn right into Wilton Road and Severalls is along on the left hand side.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Rear Hall
- Ground Floor Shower Room
- Four Bedrooms
- Bathroom
- Driveway
- Gardens



To view this property call Marc Allen Estate Agents on **01488 685353**

**Porch:** Door to

**Entrance Hall**

Electric heater. Stairs to first floor.

**Sitting Room**

Fireplace with a woodburning stove. Two electric heaters. Recessed spotlights.

**Kitchen/Dining Room**

With a range of shaker style wall and base units with drawers, work surfaces over, tiles surround. Single drainer sink unit with a mixer tap. Built in electric oven, hob and extractor. Integrated fridge freezer and dishwasher. Two electric heaters. Understairs cupboard. Utility cupboard with plumbing for automatic washing machine, hot water tank and immersion heater.

**Rear Hall**

Door to garden. Electric heater.

**Bedroom 4**

Electric heater.

**Ground floor shower room**

With a generous shower enclosure, wash hand basin and WC. Extractor fan. Tiled floor. Chrome finish heater towel rail.

**Staircase gives access to landing**

With space for a piece of furniture and views to fields. Electric heater. Access to loft. Airing cupboard with heater.

**Bedroom 1**

Built in cupboards and fitted shelving. Electric heater. Recessed spotlights.

**Bedroom 2**

Built in wardrobe. Electric heater. Views to fields and distant hills.

**Bedroom 3**

Vaulted ceiling. Electric heater. Velux window.

**Bathroom**

A white suite comprising panelled bath with “telephone taps”, wash hand basin and WC. Tiled floor. Chrome finish heated towel rail.

**At the front of the property is**

A very good frontage with off road parking for several vehicles, grass and hedging.

**At the rear of the property is**

A paved patio leading to a good sized garden, laid mainly to grass with shrubs and a mature tree. Gate to side.

**Services**

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

