



8 Saxon Rise

Collingbourne Ducis, Marlborough, Wiltshire, SN8 3HQ

marc allen



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Guide £315,000

A nicely proportioned end terrace family house situated in an established residential area within the village.

Description

The property has an enclosed porch and generous hall space from which the stairs lead. The part open-plan sitting room has good natural light from a bay window, wood effect flooring and a contemporary wall heater. The kitchen has been refitted with a range of white gloss fronted units and includes integrated appliances, space for a table and access into the garden room/office. This is a valuable extension to the living space for a young family. There is also a useful downstairs cloakroom. On the first floor there are three bedrooms and a bathroom that includes a shower. Outside there is a low maintenance style garden at the front and an enclosed garden at the back with access from both the side and rear.

Collingbourne Ducis

Collingbourne Ducis is a pretty village on the north east corner of Salisbury Plain approx. ten miles south of Marlborough. There is a shop, post office, church, primary school and public houses. The M4 motorway can be joined at junctions 14 and 15 and there is a rail service to Reading and London (Paddington) from Hungerford and Pewsey.

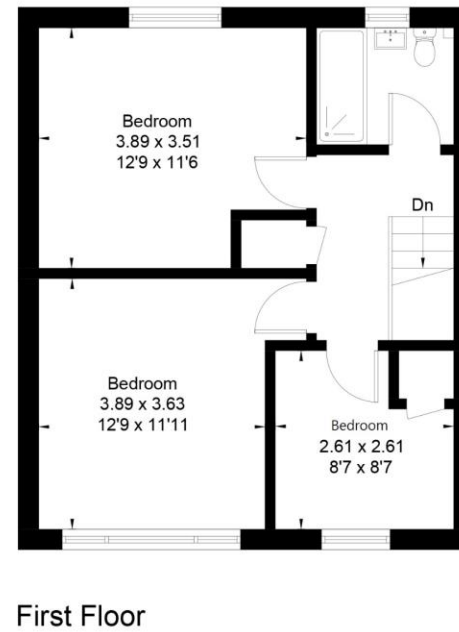
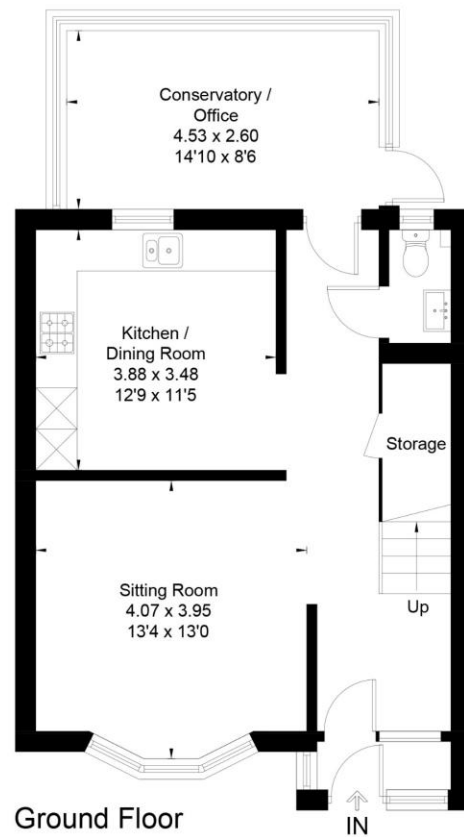
Directions

From our office turn left up the High Street and continue on the A338 for approx. 5 miles. Where the road bears right towards East Grafton, continue straight ahead signposted Wexcombe. Continue on this road and turn right opposite The Shears public house into Cadley Road. Continue towards the village and Saxons Rise will be found along on the right hand side.

- Enclosed Porch
- Hall Area
- Sitting Room
- Inner Hall
- Cloakroom
- Kitchen/Dining Room
- Conservatory/Office
- Three Bedrooms
- Bathroom
- Gardens



Approximate Floor Area = 104.0 sq m / 1119 sq ft



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

Enclosed Porch

Quarry tiled floor.

Hall Area

Stairs to first floor.

Sitting Room

Bay window. Contemporary electric radiator. Wood effect flooring.

Inner Hall

Understairs cupboard.

Cloakroom

With a w.c. and corner basin. Tiled floor and surrounds.

Kitchen/Dining Room

Fitted in a contemporary style with a range of white gloss fronted units with drawers, work surfaces over and tiled surrounds. Built-in electric oven, hob and extractor. Integrated fridge, freezer, dishwasher and washing machine. Electric radiator. Space for a table.

Conservatory/Office

Electric radiator. Wood effect flooring. Door to garden.

Staircase gives access to landing

Access to a part-boarded loft via a pull-down ladder. Electric panel heater.

Bedroom 1

Electric radiator.

Bedroom 2

Electric radiator.

Bedroom 3

Built-in cupboard. Electric radiator.

Bathroom

A white suite comprising panelled bath with a Triton shower over, wash hand basin with a cupboard below and w.c. Chrome finished heated towel rail. Tiled floor and surrounds. Extractor fan.

At the front of the property is

A low maintenance style gravelled garden with shrubs and a pathway to the house.

At the rear of the property is

A paved patio leading to a lawned garden with a shrub border and gate to the rear. Outside tap. Gate to the 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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