



4 Kelston Road Cottages

Little Bedwyn, Marlborough, Wiltshire, SN8 3JL

marc allen



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Guide £435,000

An attractive Victorian cottage pleasantly situated in the hamlet of Little Bedwyn requiring some updating.

Description

The property retains great character and includes a sitting room with a fireplace and woodburner, a tastefully fitted kitchen with space for a table and a ground floor bathroom. On the first floor there are three bedrooms. Outside there are well stocked mature gardens with a pleasant backdrop, a paved terrace and useful brick-built stores. There is also a garage in a block. NO ONWARD CHAIN.

Little Bedwyn

Little Bedwyn is a village on the River Dun in Wiltshire, about 3 miles south-west of the market town of Hungerford in neighbouring Berkshire. The Kennet and Avon Canal and the Reading to Taunton railway line follow the Dun and pass through the village. The railway can be joined at Great Bedwyn or Hungerford and the M4 motorway can be joined at Junctions 14 or 15.

Directions

From our office turn right down the High Street, left at The Bear Hotel and continue towards Marlborough. At Froxfield, turn left just before The Pelican pub and continue to

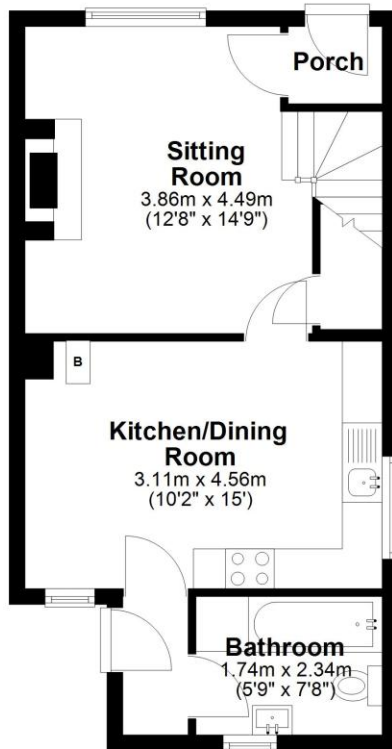
Little Bedwyn. On reaching the village, turn left into the High Street and second right into Kelston Road. The property will be found along on the right hand side.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Rear Hall
- Bathroom
- Three Bedrooms
- Garage
- Gardens
- No Onward Chain



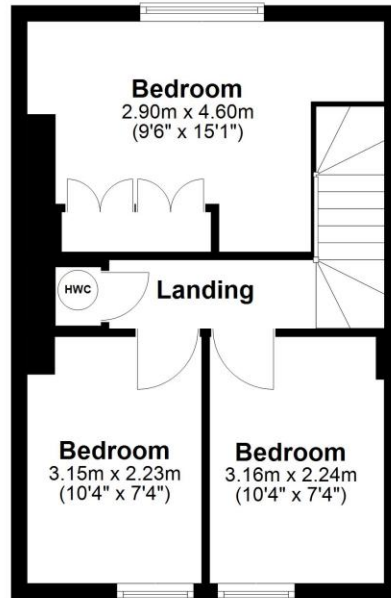
Ground Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



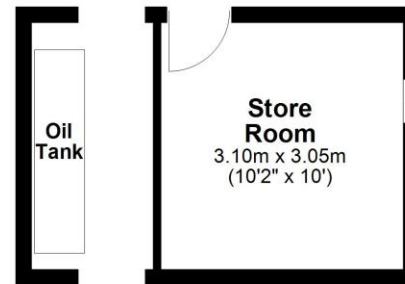
First Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



Outbuilding

Approx. 14.5 sq. metres (156.1 sq. feet)



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

Porch

Door to:-

Entrance Hall

Tiled floor.

Sitting Room

Exposed brick fireplace with a woodburning stove. Woodblock flooring. Radiator. Understairs cupboard.

Kitchen/Dining Room

Fitted with a range of cream Shaker style units with drawers, solid wood worktops and upstand. Single drainer stainless steel sink unit with a mixer tap. Space for a table. Oil fired boiler for domestic hot water and central heating. Woodblock flooring.

Rear Hall

Quarry tiled floor. Radiator. Door to garden.

Bathroom

A white suite comprising panelled bath, wash hand basin and w.c. Tiled surrounds. Radiator.

Staircase gives access to landing

Access to loft. Airing cupboard with hot water tank and immersion heater.

Bedroom 1

Built-in wardrobes. Radiator.

Bedroom 2

Radiator.

Bedroom 3

Radiator.

Garage

In a block to the side.

At the front of the property is

A lawned garden with well stocked borders and a pathway to the cottage and the rear.

At the rear of the property is

A paved terrace with low walling, an open brick store containing the oil tank and a lockable brick store with light and power. Beyond the sheds there is a lovely cottage garden with mature hedging, a pleasant backdrop and a further paved seating area.

Please note:

The neighbour has a right of way over the terrace to their property.

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		82 B
69-80	C		
55-68	D		
39-54	E	51 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.

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