

for sale

offers in excess of **£160,000**



Rawlins Park Avebury Marlborough SN8 1RQ

Introducing this brand new, beautifully decorated two bedroom home, nestled within the breathtaking nature that Avebury has to offer. A stones throw from the Avebury Henge and Stone Circles. The elegant property boasts a spacious feel with the open plan living and contemporary kitchen. **Viewing Advised!**

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- Energy Rating: Exempt
- Brand New Two Bedroom Park Home
- Spacious Feel with Open Plan Living
- Contemporary Kitchen
- Ample Storage Throughout



Property Details

Internal Features

Living / Dining Room 17' 10" x 20' 2" narrowing to 10' 3" Minimum (5.44m x 6.15m narrowing to 3.12m Minimum)

Open Plan Space with Dual Aspect Double Glazed Windows to the Front and Side, Shoe Bench and Storage Cupboard. Radiator.

Kitchen 11' 8" x 17' 10" (3.56m x 5.44m)

Modern Kitchen with Double Glazed Window and Door to the Side, Comprising of a Range of Wall and Base Units with Work Surface Over, Built in Oven with Gas Hob and Extractor Hood Over, Stainless Steel Sink with Draining Board and Mixer Tap, Integrated Appliances, Radiator.

Master Bedroom 9' extending to 13' 4" Maximum x 8' 11" (2.74m extending to 4.06m Maximum x 2.72m)

Double Glazed Window to Side, Built In Wardrobe, Radiator, Door to En-Suite.

En-Suite

Obscure Double Glazed Window to Side, Three Piece Suite Comprising of WC, Vanity Sink Unit and Walk In Double Shower Enclosure, Extractor Fan.

Bedroom 2 9' x 8' 7" (2.74m x 2.62m)

Double Glazed Window to Side, Built In Storage, Radiator.

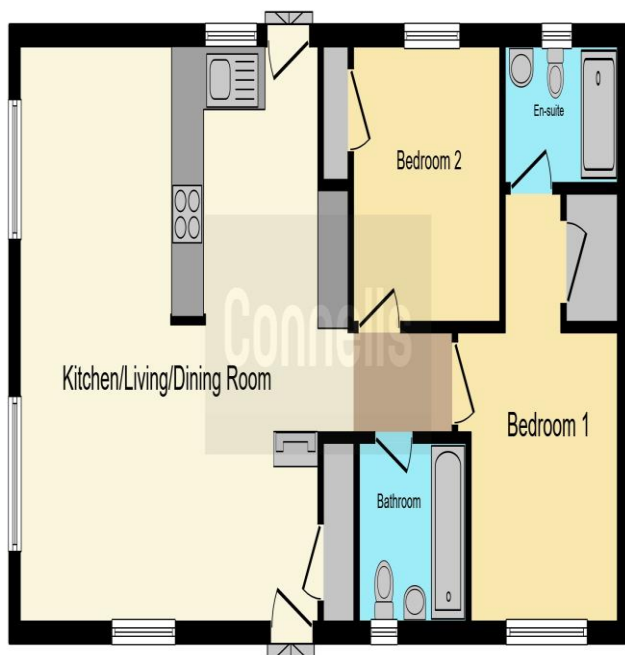
Bathroom

Obscure Double Glazed Window to Side, Three Piece Suite Comprising of WC, Vanity Sink Unit, Panel Bath with Shower and Screen Over, Extractor Fan.

External Features

Parking

Allocated Parking



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

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3-5 Victoria House, Albert St
SWINDON SN1 3BG

Tenure:

EPC Rating: Exempt

Property Ref: SND102639 - 0007

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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