



## Southfield, West Overton, Marlborough, SN8 4HE

**Asking Price £260,000**

- New to the Market
- Kitchen with Appliances
- Enclosed Garden with Gated Rear Access
- No Onward Chain
- Requires a General Refurb Throughout
- Three Bedrooms
- Garage & Rear Parking
- Spacious Open Plan Living/Dining Room
- Bathroom Suite
- Sought After Location

**We are delighted to present a well-positioned three-bedroom house in the quiet and highly sought-after area of West Overton. This property offers an excellent opportunity for refurbishment and is being sold with No Onward Chain.**

**The accommodation includes an entrance hallway, a spacious open-plan living room/diner, a fitted kitchen with appliances, three bedrooms, and a bathroom suite. Further benefits of this property include an enclosed garden with gated rear access, a garage, and additional rear parking. Once renovated, this house would make an excellent home.**

**EPC Rating - TBC**

**Council Tax Band - C**

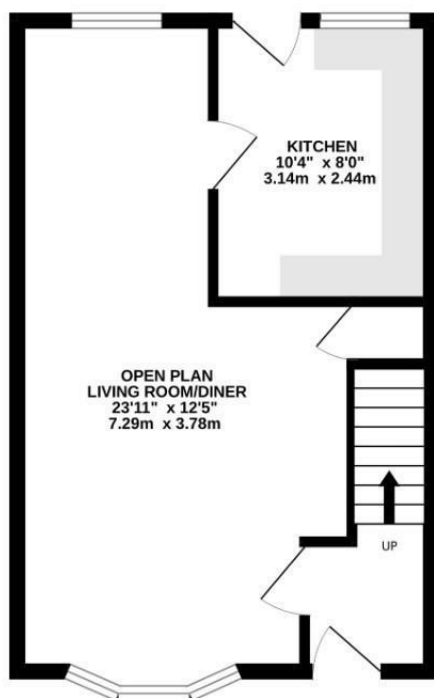
**Heating Type - Electric Heating**

**Freehold**

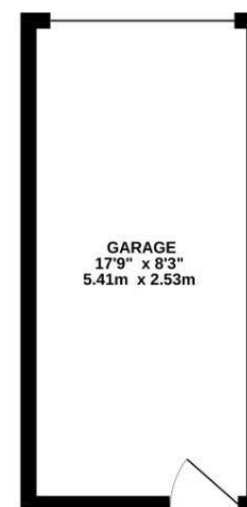
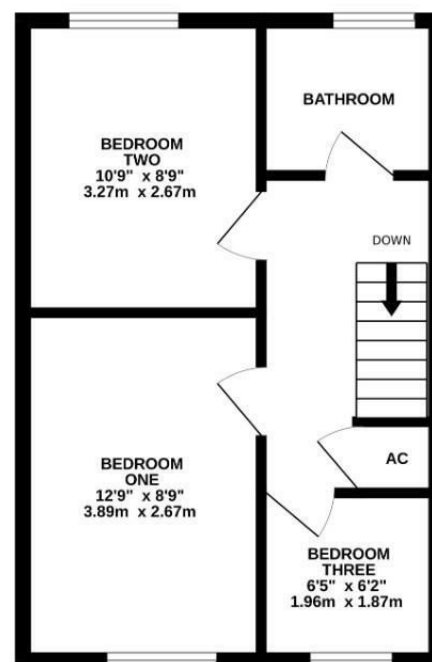




GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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