



📍 78 Cossor Road, Pewsey, Wiltshire, SN9 5HX

🏠 £245,000

The property is well located on the edge this thriving Wiltshire village which caters for most day to day requirements with a range of local amenities including schooling for all ages, doctors surgery, local stores, restaurants and pubs. Communications are excellent with a main line rail station in the

- Quiet cul-de-sac Location
- Two Double Bedrooms
- Dual Aspect Living Room
- Kitchen / Dining Room
- Downstairs Cloakroom
- Family Bathroom
- Pretty Garden
- Allocated Parking

🏡 Freehold

🏠 EPC Rating C



78 Cossor Road, Pewsey, is a modern semi-detached house that has been recently redecorated throughout, offering a fresh and inviting interior. This charming property is pleasantly situated in a sought-after residential area, within walking distance of the train station and Pewsey's bustling village center. The well-presented accommodation features an entrance hallway with stairs leading to the first floor, along with doors opening to a bright dual-aspect living room, a convenient downstairs cloakroom, and a nicely appointed kitchen/dining room designed for modern living.

Upstairs, the property boasts two generously sized double bedrooms, both offering ample natural light, and a smartly presented bathroom with modern fittings. Externally, the house benefits from allocated parking and side access to a lovely, well-maintained rear garden. The outdoor space includes a lawn, paved patio area perfect for outdoor dining, a footpath, and raised flower beds, all enclosed by timber fencing that provides privacy and is complemented by peaceful woodland views at the rear. This property combines modern comforts with a great location, ideal for those looking for a home ready to move into.

#### **Situation**

The property is well located on the edge this thriving Wiltshire village which caters for most day to day requirements with a range of local amenities including schooling for all ages, doctors surgery, local stores, restaurants and pubs. Communications are excellent with a main line rail station in the village (Paddington about 1 hour 10 mins) and both the M4 (J15) and A303 providing fast road access to London and the West Country; nearby Marlborough has further excellent shopping facilities and the village is well placed for access to the larger regional centres of Swindon, Salisbury and Newbury, all within easy motoring distance. There is a good choice of both state and private schooling in the area and those with interests in country and leisure pursuits are well catered for in the region including the nearby Kennet and Avon canal.

#### **Property Information**

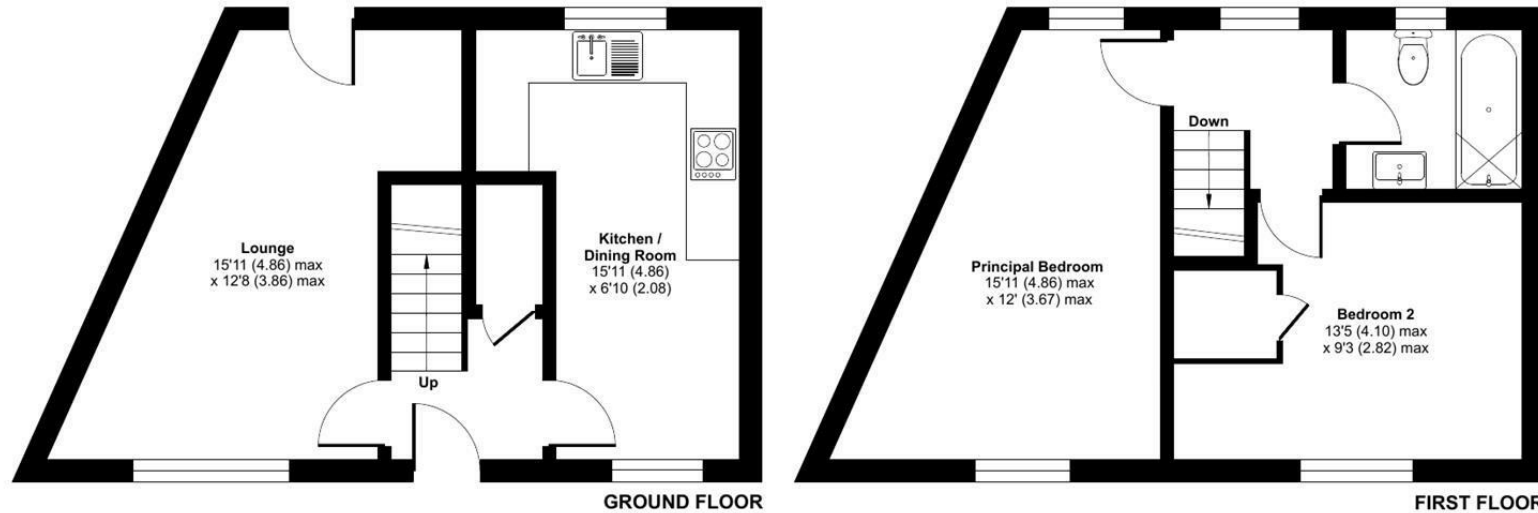
Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: C  
EPC Rating: C  
Mains electricity, water and drainage.



# Cossor Road, Pewsey, SN9

Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1194837

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