



📍 33 Pembroke Green, Lea, Wiltshire, SN16 9PB

🏠 Guide Price £425,000

Located in the heart of the village and with outstanding views overlooking the church, a spacious two bedroom detached bungalow requiring modernisation.

- Detached Bungalow
- Potential to Extend STPP
- Requires Modernisation
- Two Bedrooms
- Spacious Sitting Room + Dining Room
- Wet Room + Cloakroom
- Established Level Garden
- Delightful Village Setting
- Views Overlooking Village Church
- No Onward Chain

🏡 Freehold

📊 EPC Rating D



**\*\*POTENTIAL TO UPDATE & MODERNISE\*\*TWO BEDROOMS\*\*STUNNING VIEWS TOWARDS THE CHURCH\*\*NO ONWARD CHAIN\*\*ESTABLISHED PLOT WITH A BROAD FRONTAGE\*\***

A spacious two bedroom detached bungalow standing on an established, level plot with a broad frontage, in the heart of the village with delightful views overlooking the village church. We believe there is the potential to extend the current footprint subject to the usual planning consents. The interior does require some internal redecoration and modernisation but gives the new owner the opportunity to personalise to their own standard and specification. The accommodation comprises an entrance hallway, a bright and spacious sitting room opening to a dining room with an open fireplace and a fitted kitchen. There are two bedrooms, a walk-in wet room and a separate cloakroom . To the front the property is approached over a driveway leading to an attached garage with a workshop to the rear. The rear garden is predominantly laid to lawn and is enclosed by a fenced and walled boundary.

#### **SITUATION**

The property stands in a central position in the heart of this most popular village in a secluded setting. Lea is a sought after village with a thriving community, a highly regarded primary school, church and excellent public house with restaurant. The village is approximately two and a half miles from Malmesbury, which dates back to the 11th century and is reputed to be the oldest borough in the country. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, a Waitrose and Aldi, schools and leisure facilities available. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour.

#### **PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

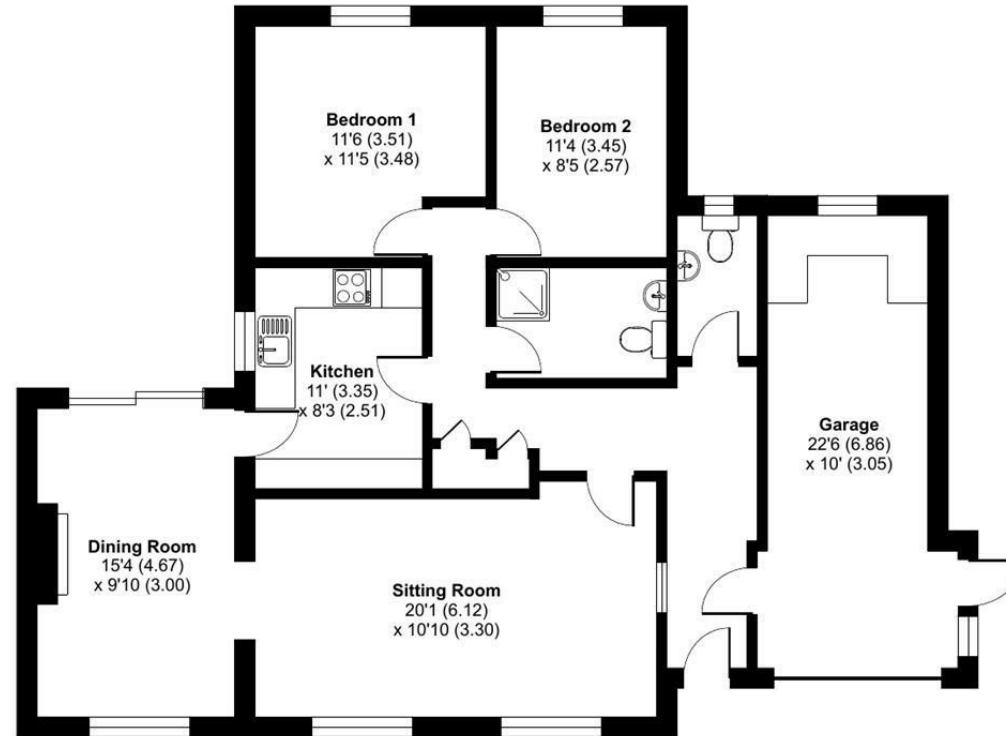
Mains water, drainage, electricity, oil fired central heating.



# Pembroke Green, Lea, Malmesbury, SN16

Approximate Area = 1170 sq ft / 108.7 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: 1197794

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