



17 RIVERBOURNE ROAD,
COLLINGBOURNE DUCIS

BREARLEY & RICH
ESTATE AGENTS

17 RIVERBOURNE ROAD, COLLINGBOURNE DUCIS, MARLBOROUGH, WILTSHIRE, SN8 3FH

Marlborough and Andover approximately 10 Miles.

Train services to London and the west country from either Andover (Waterloo line) or Hungerford (Paddington line) approximately 12 miles.
Grateley, Pewsey and Great Bedwyn stations are also approximately 10 miles away.

**A very well presented 3 bedroom home in a tucked away location with private parking for 2 vehicles and a south facing garden.
The property is beautifully presented and has been upgraded by the current owners including the installation of an air source heat pump heating system.**

* Reception hall * Sitting/dining room * Kitchen * 3 bedrooms * Bath/shower room *
* Cloakroom * Parking for 2 vehicles * Landscaped gardens * Tucked away at the end of a no through road *

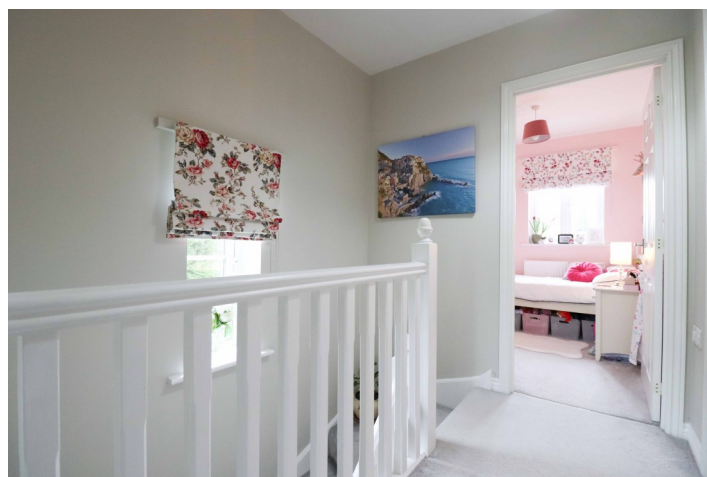


COLLINGBOURNE DUCIS

The pretty village of Collingbourne Ducis is located approximately 10 miles south of Marlborough. The village is well served having two public houses, a village church, 'Good' Ofsted rated primary school, a village shop, village hall, recreation ground and a cricket club.

The village runs alongside a winterbourne stream and is surrounded by beautiful countryside providing plenty of opportunities for exploration being ideal for cycling, riding and walking.

A comprehensive range of shops and amenities can be found in the market towns of Marlborough and Hungerford or in Andover to the south.



THE PROPERTY

Built in 2008, this modern semi-detached home is beautifully presented and has also been upgraded by the current owners and occupies an excellent position tucked away in the far corner of the development. Downstairs the light hallway gives access to the large sitting/dining room with under stair storage cupboard and French doors to the garden. The fitted kitchen has a range of wall and floor mounted units with integral hob and oven and space for a washing machine and a fridge/freezer. There is also a cloakroom off the hall way.

Upstairs the galleried landing leads to three bedrooms and a family bathroom. Two of the bedrooms benefit from fitted storage while there is also an airing cupboard on the landing.

OUTSIDE

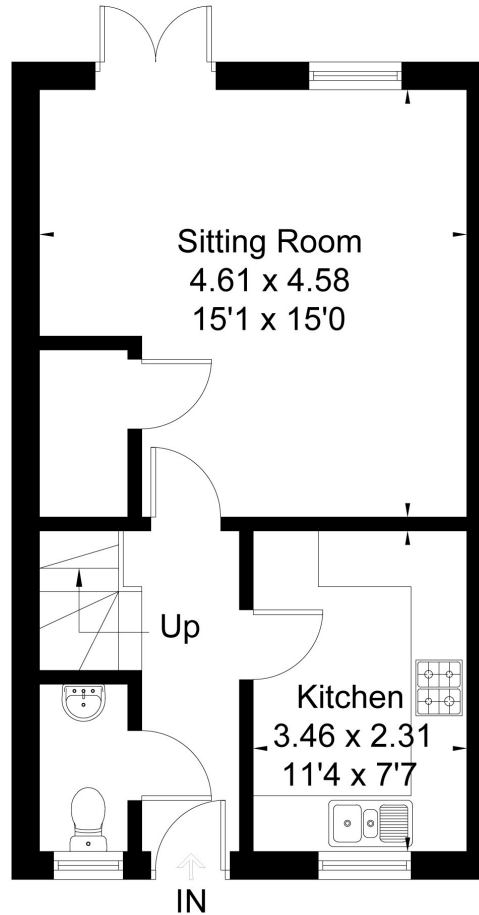
The house is located at the end of the development with one parking space directly outside the property and a further parking space just before you reach the house. The front garden has been gravelled for low maintenance while the back garden has been landscaped with a south facing terrace directly outside the sitting room providing a private outdoor entertaining space. Steps lead down to the gravelled garden, interspersed with young shrubs. There is a timber shed in the corner of the garden and a gate to the side of the house gives access to the front.

SERVICES

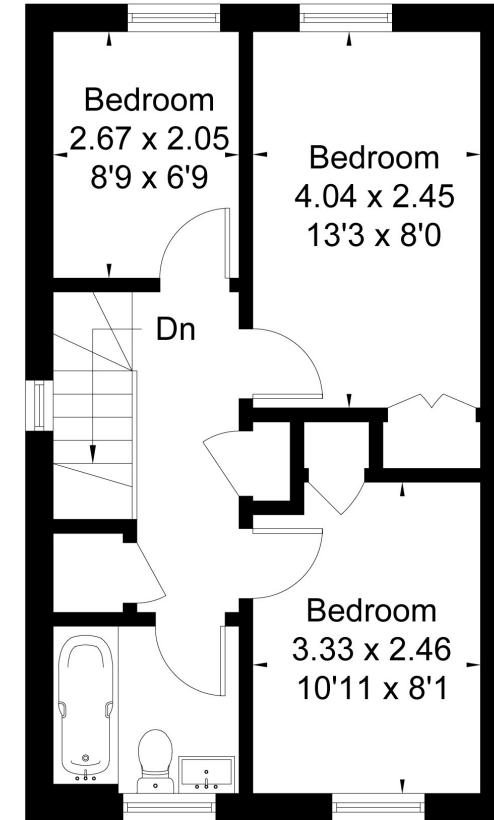
Mains water, electricity and drainage. Heat pump for central heating. Broadband with a current download speed of 37Mb/s . Council Tax band C.



Approximate Floor Area = 74.9 sq m / 807 sq ft



Ground Floor



First Floor

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01672 514820

www.brearleyandrich.co.uk
1 London Road, Marlborough,
Wiltshire, SN8 1PH

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