



69 Church Street
Great Bedwyn, Wiltshire, SN8 3PF



An extremely spacious two bedroom house with potential to extend, situated in a good sized plot with lovely views overlooking the water meadows

114 High Street, Hungerford, Berkshire RG17 0LU

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Entrance hall | Living room with electric stove | Dining room | Galley kitchen with range cooker | Utility space

Downstairs wc | Extremely spacious master bedroom | Double bedroom | Large bathroom with bath and separate shower

Electric heating | Double glazing | Large front and rear gardens | Potential to extend subject to planning | No onwards chain

Guide Price £425,000

SITUATION

The property is situated in an elevated position in the popular village of Great Bedwyn which has a railway station with trains to London (Paddington) and bus service to Marlborough. There is a general store, bakery, post office, public house, cafe, tennis and cricket clubs, primary school, doctor's surgery and easy access to a variety of local footpaths and cycling routes as well as the Kennet and Avon Canal.

The nearby towns of Marlborough and Hungerford offer a broad range of shops, restaurants, businesses and leisure centres. Both have primary and secondary schools.

DESCRIPTION

An extremely spacious two bedroom semi-detached house, situated in a large plot with lovely views of the Kennet and Avon canal to the front of the house.

Accommodation comprises entrance hall, living room with feature electric stove, dining room, galley kitchen with electric Rangemaster cooker, utility space and a downstairs water closet. Upstairs is an extremely spacious master bedroom, double bedroom with built-in wardrobe and large family bathroom with bath, luxury shower and roomy airing cupboard. The property has double glazing and new thermostatic electric heating downstairs.

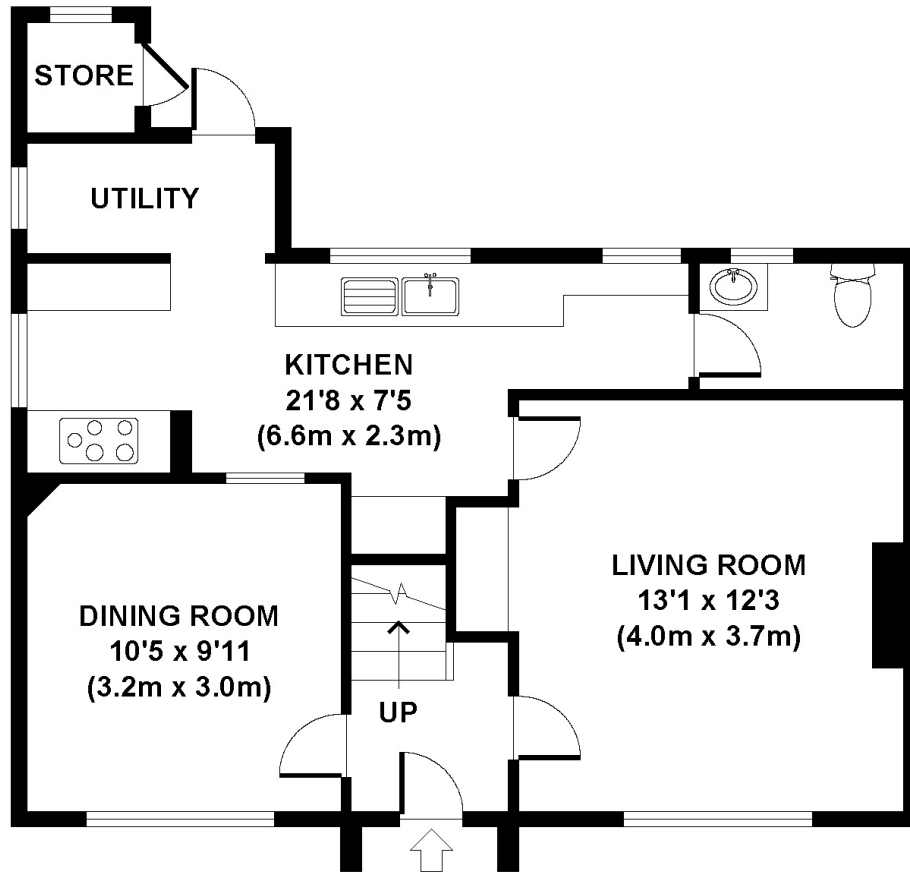
Outside there is on street parking with potential to convert the front garden to parking subject to permissions. There is side access to the large rear garden which provides potential to extend the property subject to gaining the necessary consents.

Being sold with no onward chain, viewing strongly recommended.

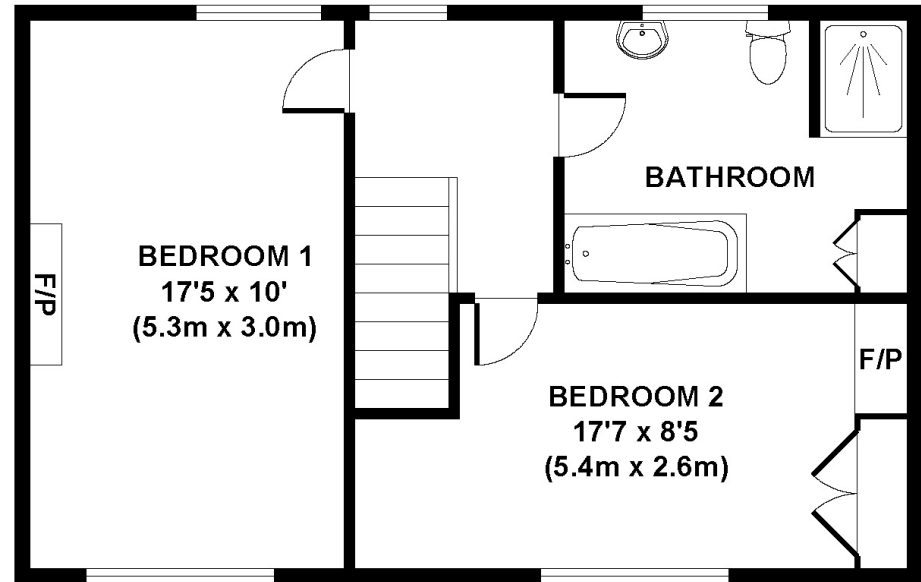
COUNCIL TAX

Wiltshire – Band D

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 533 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 486 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1019 SQ FT / 95 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.draftingfloorplan.com



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