



2 Brook Street,  
Great Bedwyn, Wiltshire, SN8 3NY



# A three bedroom house full of character with a large garden situated in the heart of the sought after village of Great Bedwyn.

114 High Street, Hungerford, Berkshire RG17 0LU

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Large entrance hall | Living room with wood burning stove | Study | Dining room | Galley kitchen | Downstairs bathroom

Large master bedroom | Double bedroom | Single bedroom | Electric heating | UPVC Double glazing

Large garden with Summer House | Sold with no onward chain

Guide Price £425,000

## SITUATION

The property is situated in the heart of 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

A charming house full of character with a deceptively large garden.

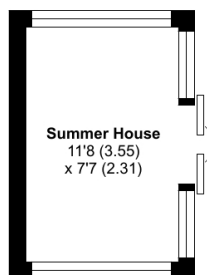
Accommodation comprises large entrance hall, living room with wood burning stove, study and dining room. There is a galley kitchen, bathroom and rear entrance hall with door onto the garden. Upstairs there is a large master bedroom, double bedroom and single bedroom. The property has UPVC double glazed windows and electric heating.

The property has a long rear garden with a lot of potential and summer house. Viewing is strongly recommended and the property is sold with no onward chain.

## COUNCIL TAX

Band E – Wiltshire Council

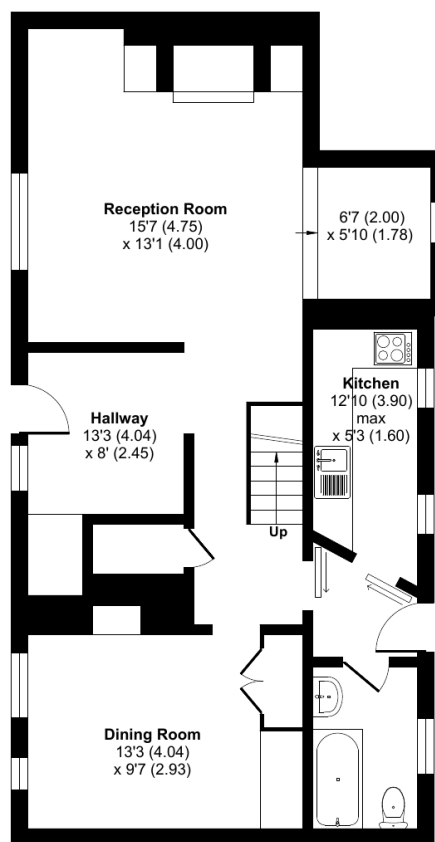
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		



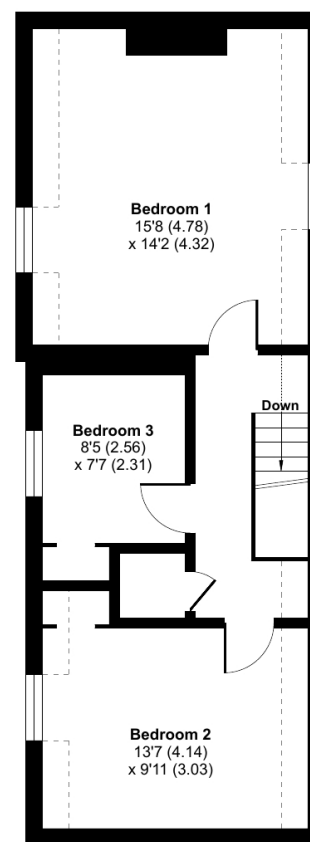
Approximate Area = 1197 sq ft / 111.2 sq m  
Limited Use Area(s) = 66 sq ft / 6.1 sq m  
Outbuilding = 88 sq ft / 8.1 sq m  
Total = 1351 sq ft / 125.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR

Whilst we at **Nye & Co** estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey.



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