



4 NUTLEY COURT, BURBAGE

BREARLEY & RICH
ESTATE AGENTS

4 Nutley Court, Eastcourt Road, Burbage, Marlborough, Wiltshire, SN8 3AJ

M4 (Junction 14) Approximately 15 miles. Rail link Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour

A two bedroom first floor maisonette with modern kitchen and bathroom and allocated parking.
The property is sited within easy reach of all the local facilities offered by this popular village.

*** Hall * Generous size living/dining room * Open plan kitchen * 2 bedrooms * Bathroom *
* Parking * Communal gardens ***

NO ONWARD CHAIN



BURBAGE

Burbage is a very popular village, situated on the southern edge of Savernake Forest and offering plenty of amenities including a village shop, village hall and church, builders merchants, primary school, petrol station with post office, doctors surgery and public house.

The village also boasts a very active cricket and tennis club and a scout pack, together with a British Legion. A more comprehensive range of shop and amenities can be found in the larger market towns of Marlborough and Hungerford approximately 5 miles north or east.



THE PROPERTY

This well presented first floor apartment offers easy and level access to village facilities including the doctors surgery (via a footpath within the parking area). The front door leads into a small hallway with stairs rising to the first floor with space for coats and shoes. A further door leads in to the living room, with plenty of space for a dining table if required. The living room is open plan in to the modern kitchen which has a free standing oven and space for a washing machine and fridge. There are two bedrooms, a double and a single and finally, a modern bathroom.

OUTSIDE

There is an allocated parking space and there are also visitors spaces close by. The communal gardens include an area with a picnic bench, clothes drying area and bin storage.

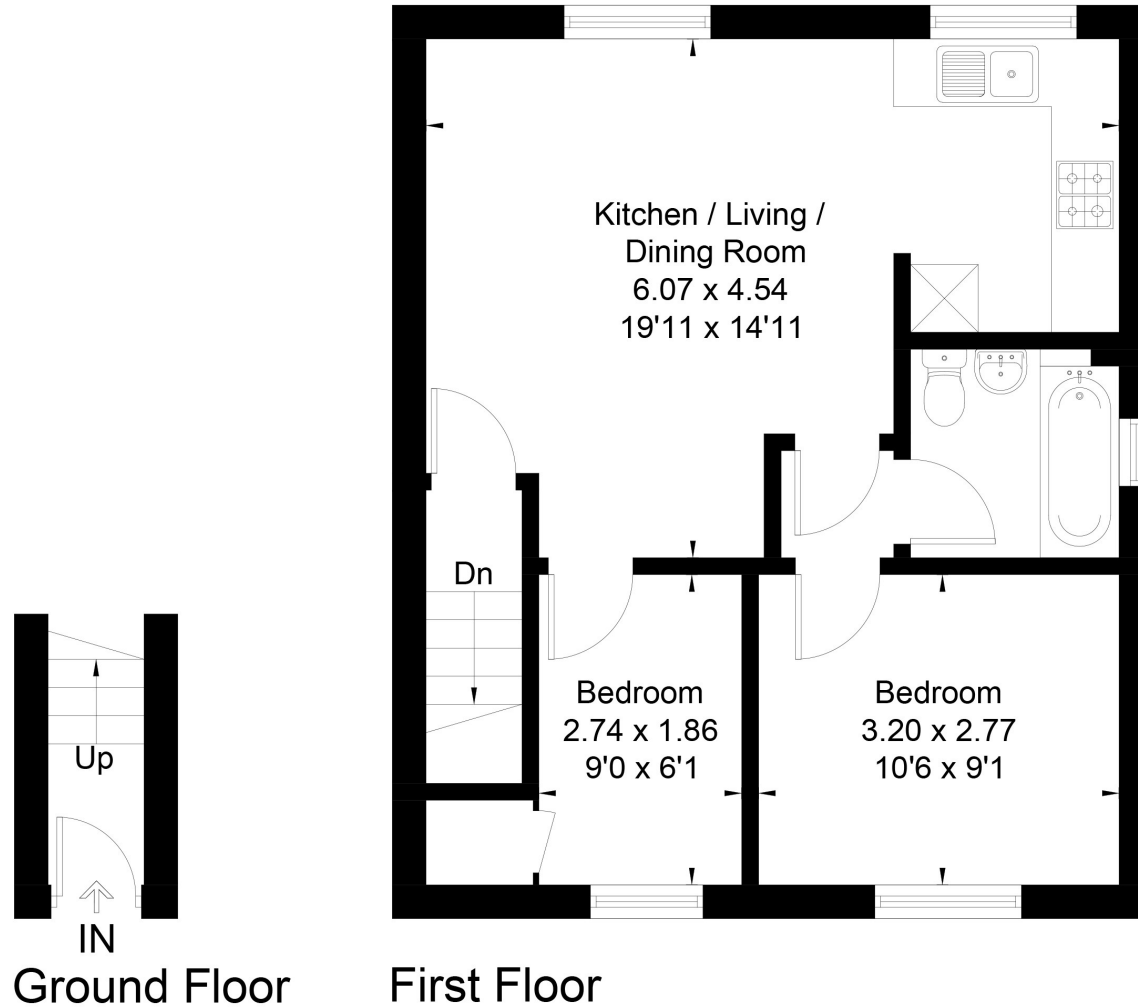
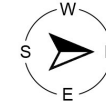
SERVICES

Mains water electricity and drainage. Electric heating. Council tax: Band B.

TENURE

Leasehold 999 Years From 1 January 1990. Service charge: £600/year or £50/month covering external maintenance, gardening and buildings insurance.

Approximate Floor Area = 48 sq m / 517 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105510

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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