



Magdalene Close, South Marston, SN3 4FR

£312,000
(Offers in Excess of)

Hanley's

Magdalene Close South Marston SN3 4FR

An attractive three bedroom semi-detached property positioned in a desirable village location within a short, level walk to the primary school and village hall, and ideally placed for easy access to the A420 and A419. Built in 2021, the property benefits from the remainder of the NHBC certificate with well appointed accommodation which comprises: Entrance hall, cloakroom, living room, kitchen/dining room with integrated washing machine, fridge/freezer, dishwasher, oven, gas hob with extractor fan over, large storage cupboard and French doors opening to the rear garden. To the first floor is a spacious landing with airing cupboard (currently housing a tumble dryer), a family bathroom and three bedrooms; bedroom one with en-suite shower room and two with fitted wardrobes. The property further benefits from gas radiator central heating and double glazing. Outside to the rear is an enclosed, south west facing garden with patio, area laid to lawn, garden shed and gated access to the side which leads to the tandem driveway with parking for two vehicles. The current management charge is: £291.86 per annum (January 2026 - December 2026).



2 Bathrooms



3 Bedrooms



1 Reception

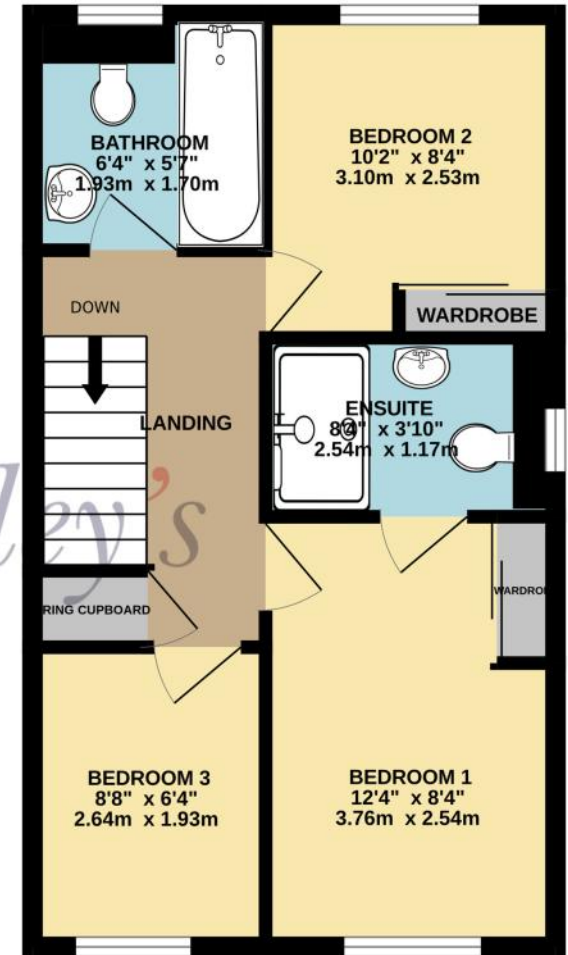
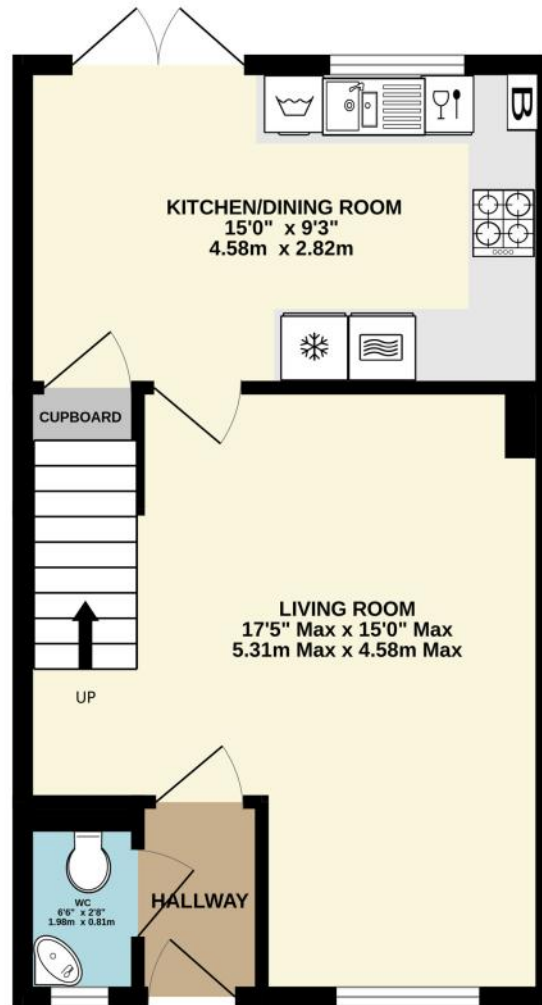
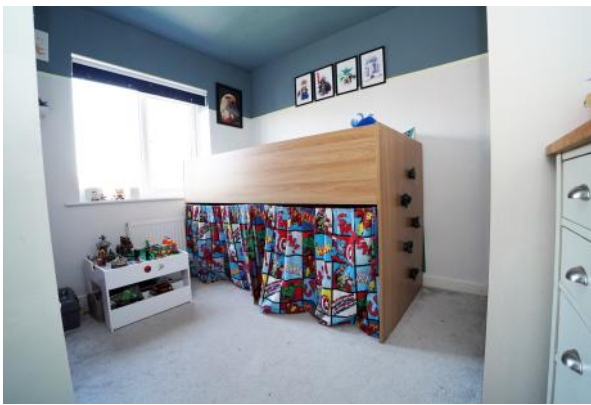
EPC: B 84

Council Tax Band: C

Tenure: Freehold



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TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

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