

**24 FAIRFIELD
GREAT BEDWYN**



24 Fairfield

Great Bedwyn, Marlborough, Wiltshire, SN8 3PN

£325,000

Approximately 2 minutes walk to Great Bedwyn Railway Station

Approximately 6.8 Miles to Marlborough

Approximately 6.4 Miles to Hungerford

- Freehold
- Semi-Detached House
- Prime Village Location
- Entrance Hall
- Double Aspect Lounge/Dining Room
- Bespoke Kitchen
- Two Double Bedrooms
- Superb Re-Fitted Bathroom
- Double Glazing
- Electric Heating
- Attractive Low Maintenance Garden
- Garage to Side
- No Onward Chain



Situation

Great Bedwyn has a range of shops that includes a post office and a local store. There is a public house, a highly rated primary school and in the catchment area for St John's. There is also a tennis club and an active Church. The village has the Kennet and Avon canal that passes through and also a highly convenient rail service to London and the West Country. The area is surrounded by glorious countryside and offers easy access to the large towns of Marlborough and Hungerford with a more varied range of shops and amenities including many high street names. With Junction



The Property

A superbly presented semi-detached house located in the heart of Great Bedwyn just a few minutes walk from the Railway Station and the Kennet and Avon canal.

The well designed accommodation includes an entrance hall with useful storage cabinets, a bespoke re-fitted Kitchen and a double aspect Living/Dining room with French doors opening onto the rear garden.

Upstairs, two generously proportioned Bedrooms are served by a high quality Bathroom complete with a shower above the bath and fully tiled walls.

The Property is offered for sale chain free.

Outside

To the front of the house there is neatly tended flower and shrub border and steps gently rise to the front door.

To the side of the house there is a driveway leading to the single garage. Side gate to rear garden. The attractive low maintenance rear garden is neatly paved with a central flower bed and a raised bed at the far end.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains Electricity

Mains Water & Drainage

Council Tax Band: C

What 3 Words Location: ///flames.straying.soak

01488 686867

www.marshallestateagents.co.uk
 sales@marshallestateagents.co.uk
 19 High Street
 Hungerford, Berkshire, RG17 0NL

Marshall
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