



20 Castle Road
Great Bedwyn, Wiltshire, SN8 3LS

marc allen

www.marcallen.co.uk



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Guide £325,000

A spacious double fronted property situated in the favoured village of Great Bedwyn.

Description

The property requires some updating, but already has oil fired heating, double glazing, cavity wall insulation and solar panels. The accommodation includes, a hall from which the stairs lead, two separate reception rooms with fireplaces and a kitchen. On the first floor there is a generous landing, three double bedrooms and a bathroom. Outside there is a rear garden of approx. 80' and a useful brick store shed. There is also good frontage and it may be possible to create off road parking, subject to the usual consents of course.

Great Bedwyn

Great Bedwyn lies on the eastern edge of Wiltshire, bordering the Kennet & Avon Canal. The village has its own store, post office, 12th century church, public house, doctors surgery and primary school. The railway station gives access to Hungerford, Newbury, Reading and London (Paddington) and the M4 can be joined at junctions 14 and 15.

Directions

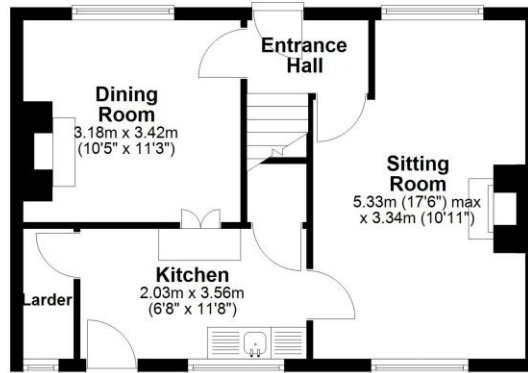
From our office, turn right down the High Street and left at the Bear Hotel. Follow along the A4 towards Froxfield, and turn left onto Brewhouse Hill. When approaching Browns Lane, take the fourth right into Castle Road and No.20 will be found along on the right hand side.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Good Sized Garden
- Oil Fired Heating



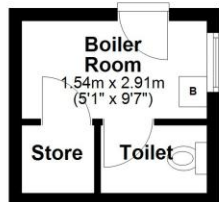
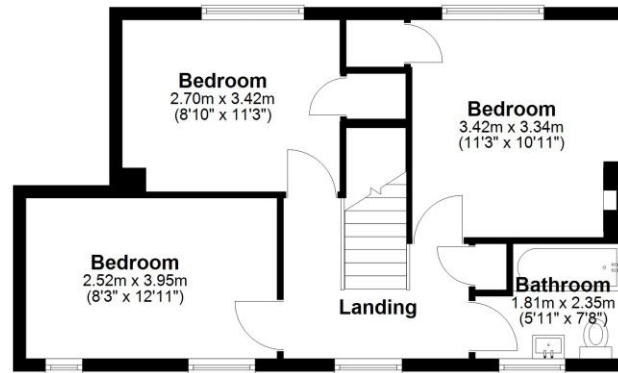
Ground Floor

Approx. 49.9 sq. metres (537.1 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



Total area: approx. 96.1 sq. metres (1033.9 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch

Door to:

Entrance Hall

Stairs to first floor.

Sitting Room

Fireplace with a parkray solid fuel fire. Two radiators.

Dining Room

Brick fireplace. Radiator..

Kitchen

With wall and base units, drawers and work surfaces over. Double drainer stainless steel sink unit. Understairs cupboard. Built in larder cupboard. Plumbing for automatic washing machine. Appliance space.

Staircase gives access to landing

Radiator. Access to loft. Airing cupboard housing hot water tank and immersion heater.

Bedroom 1

Brick fireplace. Radiator. Built in wardrobe.

Bedroom 2

Radiator. Built in wardrobe.

Bedroom 3

Radiator.

Bathroom

A white suite comprising panelled bath, wash hand basin and wc. Radiator. Extractor fan.

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At the rear of the property is

A brick built store shed housing the oil fired boiler for domestic hot water and central heating. There is a good sized garden of approx. 80' laid to grass with borders, mature trees and shrubs. Oil tank. Outside power point.

Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.