



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 sitting/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 sitting room, with plenty of space for a small table if required. The sitting 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 opposite the apartment while there are also four visitors spaces close by. The communal gardens include an area with a picnic bench, clothes drying areas and bin storage.

### **SERVICES**

Mains water electricity and drainage. Electric heating.

### **COUNCIL TAX**

Band B.

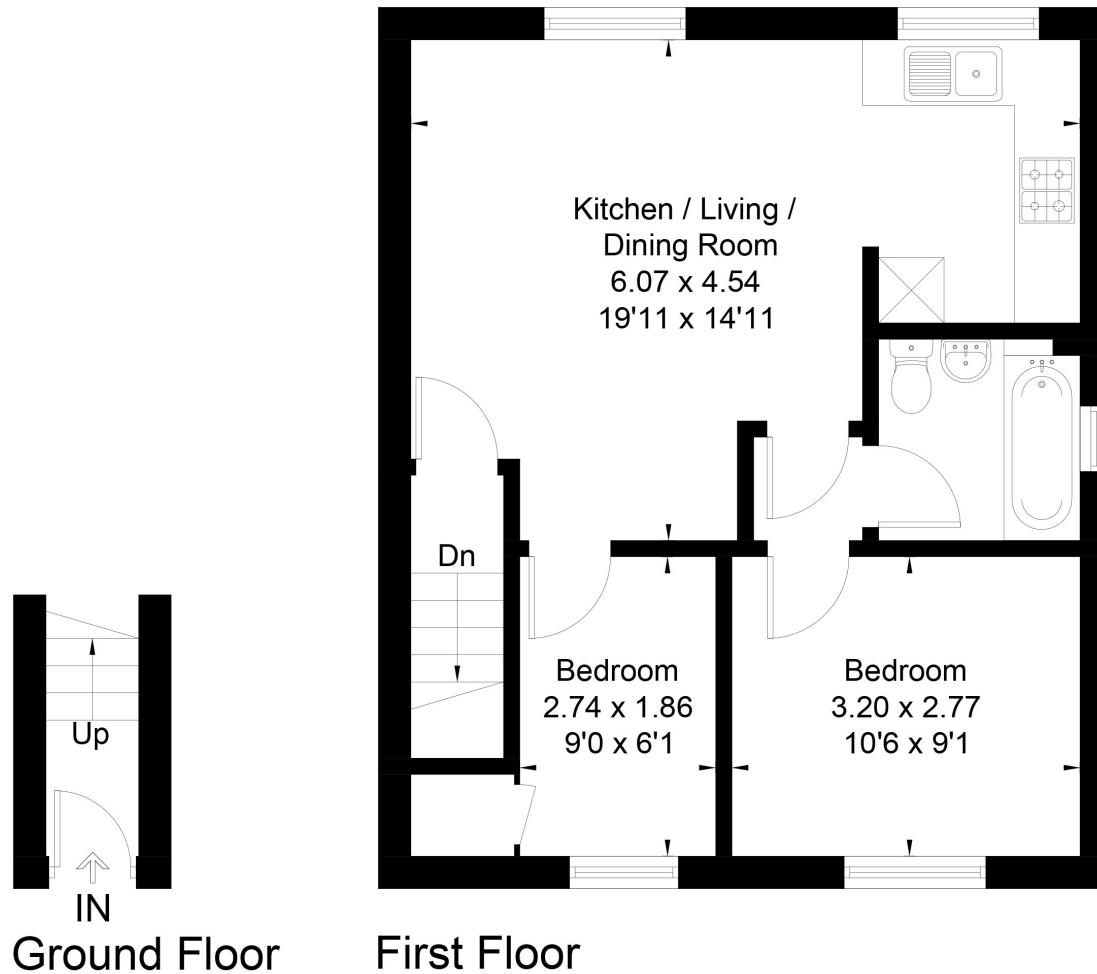
### **TENURE**

Leasehold 999 Years From 1 January 1990.

### **SERVICE CHARGE**

£540/year or £45/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

**01672 514820**  
[www.brearleyandrich.co.uk](http://www.brearleyandrich.co.uk)  
 1 London Road, Marlborough,  
 Wiltshire, SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

| 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             |         |           |

**BREARLEY & RICH**  
 ESTATE AGENTS