



88B Church Street

Great Bedwyn, Wiltshire, SN8 3PF





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£415,000

An exceptional semi detached property situated in a very convenient, yet tucked away position in the heart of Great Bedwyn.

Description

The accommodation includes a smart Shaker style kitchen with wooden worktops and some integrated appliances. There is also a stylish downstairs cloakroom. The large open plan living and dining space has good natural light with French doors to the garden. Whilst open plan, the respective areas are still clearly defined by way of thoughtful furniture placement to create a very comfortable and useable space, further enhanced by a new stovax 8 wood burner. This not only provides a further heat source, but creates a very cosy living space. The stairs rise to the first floor landing which has fitted shelving. There are two double rooms, both of which have eaves storage. The bathroom is nicely fitted in traditional white and includes a shower over the bath. Outside there is a lovely low maintenance style garden with a paved terrace, gravelled area, lavender hedging and shrub borders. There is also an allocated parking space within the owned driveway. A viewing is strongly advised to fully appreciate the overall qualities of this hidden gem.

Great Bedwyn

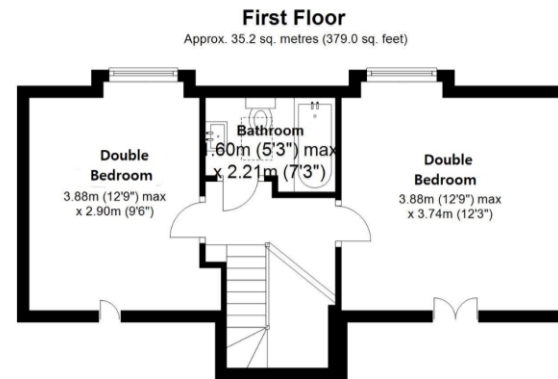
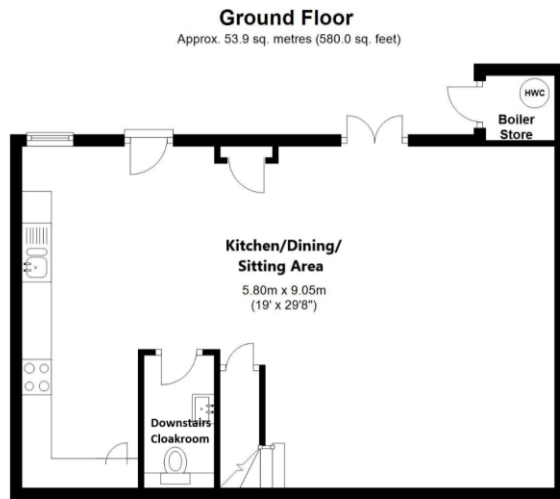
Great Bedwyn lies on the eastern edge of Wiltshire, bordering the Kennet & Avon Canal. The village has its own store, post office, 12th century church, public house, doctors surgery and primary school. The railway station gives access to Hungerford, Newbury, Reading and London

(Paddington) and the M4 can be joined at junctions 14 and 15.

Directions

From our office turn left up the High Street and continue on the A338 for approx. 5 miles. Turn right signposted Great Bedwyn. On entering the village, cross the two bridges and turn left into Church Street. The property will be found just after the Post Office on the right hand side.

- Cloakroom
- Kitchen
- Sitting Room with a wood burner (under warranty)
- Two Bedroom
- Bathroom
- Low Maintenance style south west facing garden
- Allocated Parking Space
- CAT5 comms, smart TV reception in all three rooms
- Fast Broadband with BT/EE (as advised by vendor)



Total area: approx. 89.1 sq. metres (959.0 sq. feet)

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



Door to:

Open Plan Kitchen/Dining/Sitting Room

Kitchen Area

Fitted with a range of cream fronted wall and base units with work surfaces over and matching upstand. Single drainer sink unit with a mixer tap. Built in oven, hob and extractor. Integrated dishwasher, fridge and freezer. Plumbing for automatic washing machine. Under unit lighting. Built in cupboard and meter cupboard. Radiator.

Sitting/Dining Area

Wood effect flooring. French doors to the garden. Recessed spotlights. Stairs to first floor. Radiator.

Cloakroom

A white suite comprising wash hand basin and w.c. Extractor fan. Radiator.

Stairs give access to landing

Recessed spotlights. Fitted shelving

Double Bedroom 1

Radiator. Eaves storage. Recessed spotlights. TV aerial point.

Double Bedroom 2

Radiator. Eaves storage. Recessed spotlights. TV aerial point. Access to loft.

Bathroom

A white suite comprising twin grip panelled bath with a shower over and screen, wash hand basin with a cupboard below and w.c. Chrome finish heated towel rail. Recessed spotlights. Extractor fan.

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Outside

A tasteful paved terrace with a lavender border edged in timbers, leading to a well maintained gravelled garden with landscaped well-stocked borders. Outside tap and lighting. Boiler cupboard with electric boiler. Two defined parking spaces within the owned driveway, that is bordered by lavender.

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.

Council Tax

Band B.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		



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