



16 QUEENS WAY, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

16 QUEENS WAY, MARLBOROUGH, WILTSHIRE, SN8 4BH

Marlborough M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

A spacious and well cared for 3 bedroom semi-detached home offered for sale with no onward chain and is located within walking distance of the town centre and a more local convenience shop.

*Hall * Sitting room * Dining room * Conservatory * Kitchen * 3 Bedrooms * Family bathroom * External w/c *
* Front and rear gardens * Parking * Gas central heating *



MARLBOROUGH

The property is located close to the centre of the thriving market town of Marlborough which offers a choice of access to major commuting routes while being situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and two supermarkets and boasts a number of good quality restaurants such as Dans and Rick Steins. The Leisure Centre and Golf Club provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.



THE PROPERTY

Situated in a convenient position close to the centre of Marlborough offering easy access into the town centre but is also conveniently located to access beautiful countryside and Savernake forest.

Internally, the property offers a hallway with oak flooring and stairs to the first floor. The sitting room has two windows to the front, has a feature fireplace. The kitchen is fully fitted with matching wall and base units, as well as an integrated eye-level Hotpoint oven and four ring hob. There is also a wall mounted gas boiler. A side door leads to a covered passage that accommodates a large storage shed/workshop and a separate WC. Just off from the kitchen is the dining room, which in turn has sliding doors that lead to the conservatory that overlooks the rear garden. Upstairs, the landing leads to all three bedrooms, two of which are doubles along with a large single. Finally, a modern shower room completes the accommodation.

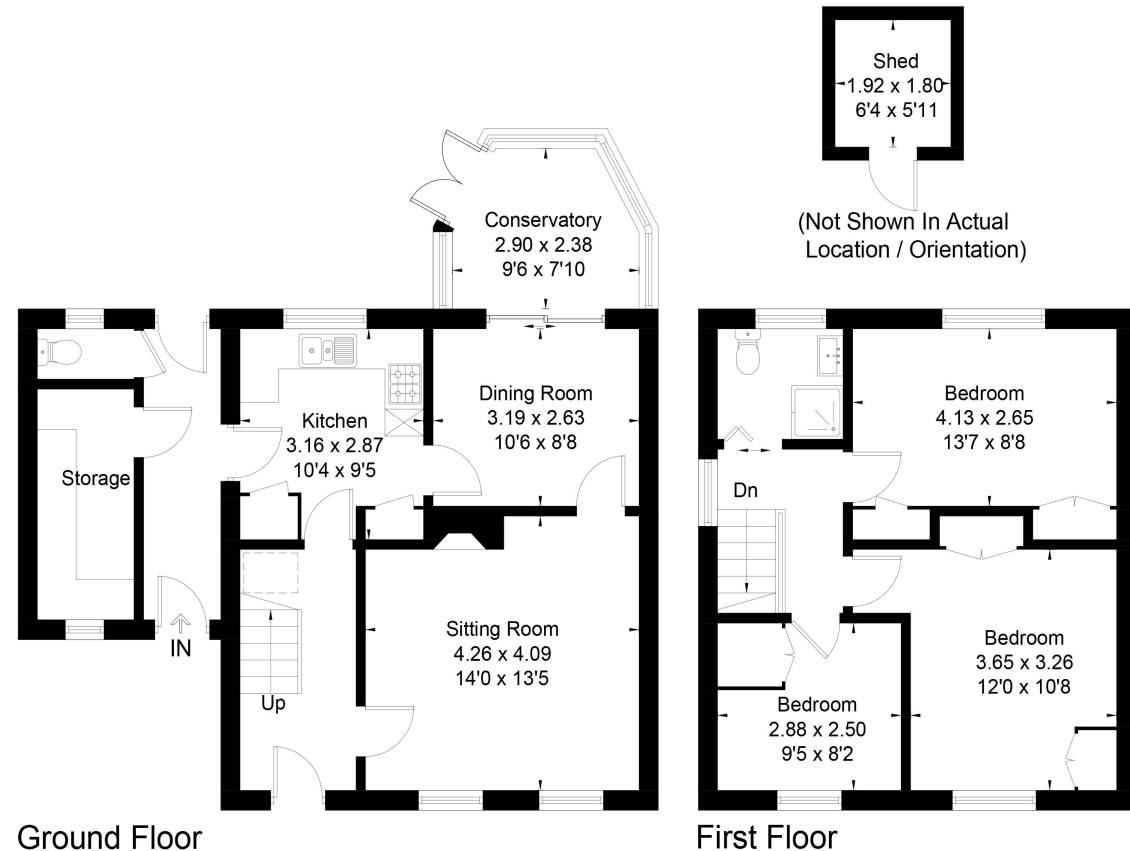
OUTSIDE

To the front there is a driveway with off-road parking for two cars and an attractive, easy to maintain front garden with mature shrubs. The back garden has a patio terrace directly outside the house with a path and lawn area leading to a shed at the foot of the garden.

SERVICES

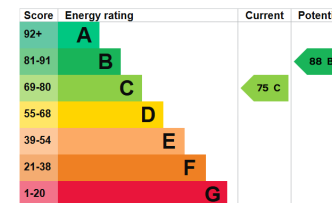
All mains services are connected. Council Tax Band C.

Approximate Floor Area = 106.6 sq m / 1147 sq ft (Excluding Shed)



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 #87633



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