



**2 HOLLY TREE WALK
PEWSEY SN9 5DE**

BREARLEY & RICH
ESTATE AGENTS

2 Holly Tree Walk, Pewsey, Wiltshire, SN9 5DE

Trains run from Pewsey to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.

Modern and spacious ground floor maisonette forming part of a small development catering for residents aged over 55 and is ideally located being just moments from the village shops and amenities and is also opposite Pewsey surgery.

* Dining hall * Sitting room * Bathroom * Kitchen * Two bedrooms * Family bathroom * Communal gardens *
* Electric heating * Single garage * No chain *



PEWSEY

Pewsey is a large village that is well-served by a range of local shops and amenities as well as Pewsey Vale Secondary and St. Francis Prep School. The village has the advantage of a railway station with a service to London Paddington in just over an hour. The market towns of Marlborough, Hungerford and Devizes are close by whilst the larger centres of Salisbury, Andover Newbury and Swindon are within easy reach. The M4 motorway lies to the North with the A303 (M3) to the South. The surrounding countryside in the Vale of Pewsey, which has its own White Horse, is designated as an area of outstanding natural beauty and still contains many unspoiled traditional Wiltshire villages. The Kennet and Avon canal runs close by.



THE PROPERTY

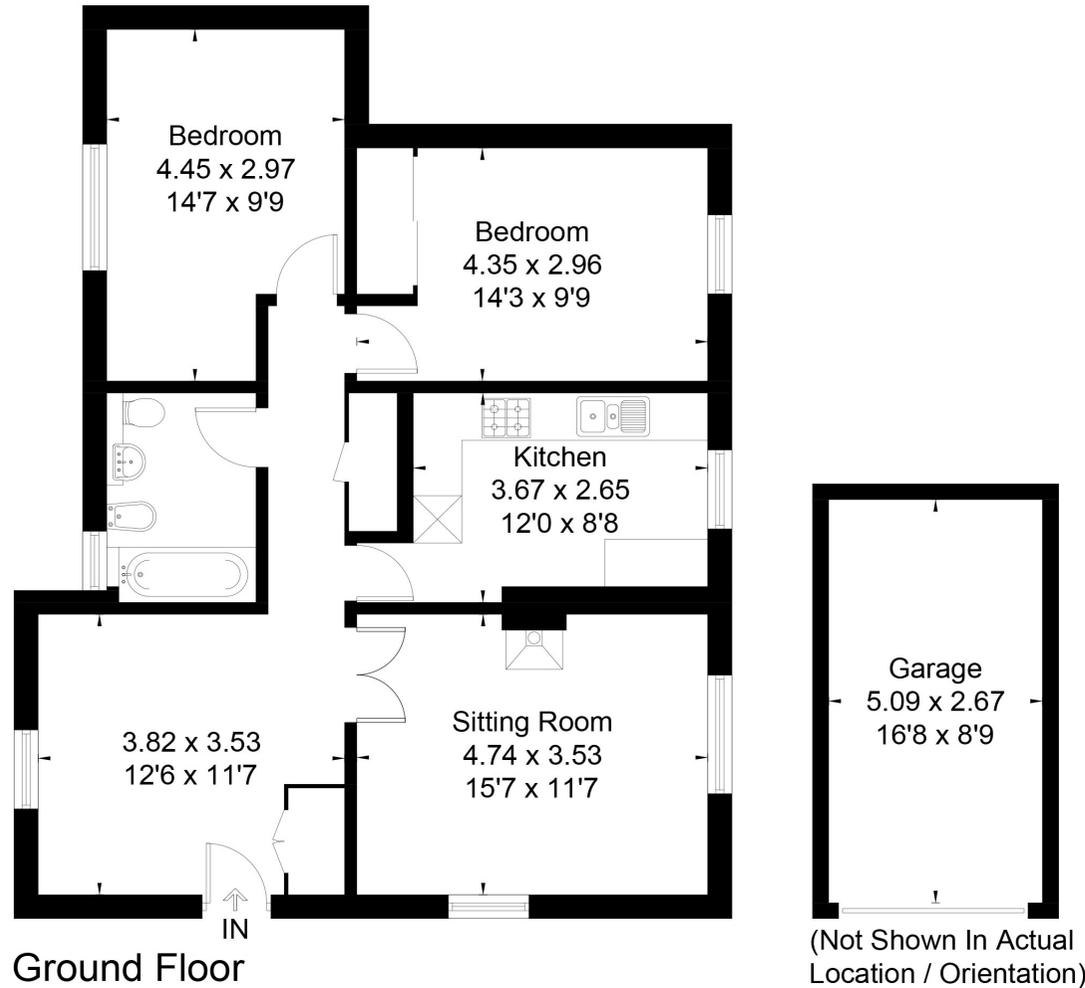
Being a maisonette, the property has its own front door that leads straight into a spacious dining hall. From the hallway you enter the good size dual aspect sitting room. The kitchen has a window to the side and is comprehensively fitted with white units and also has an eye-level oven and grill, electric hob as well as space for a fridge/freezer and a washing machine. The two good size double bedrooms are light and airy and are both served by a modern white bathroom suite with an over bath shower.

OUTSIDE

There are areas of communal gardens enough to sit out in and potentially have a table and chairs. There is a single garage located in a block directly opposite the front door.

999 year lease from 1990. Maintenance charge approximately £1700 per year and includes building insurance.

Approximate Floor Area = 77.9 sq m / 838 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 91.4 sq m / 983 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 #81866

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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01672 514820
www.brearleyandrich.co.uk
 1 London Road,
 Marlborough, Wiltshire, SN8 1PH