



20 SAVERNAKE COURT, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

20 SAVERNAKE COURT, MARLBOROUGH, WILTSHIRE, SN8 4AG

Marlborough centre 0.5 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

A 3 bedroom terrace house with parking in a no through road within half a mile of Marlborough High Street. The property benefits from a kitchen/breakfast room, good sized lounge/diner and a conservatory to the rear.

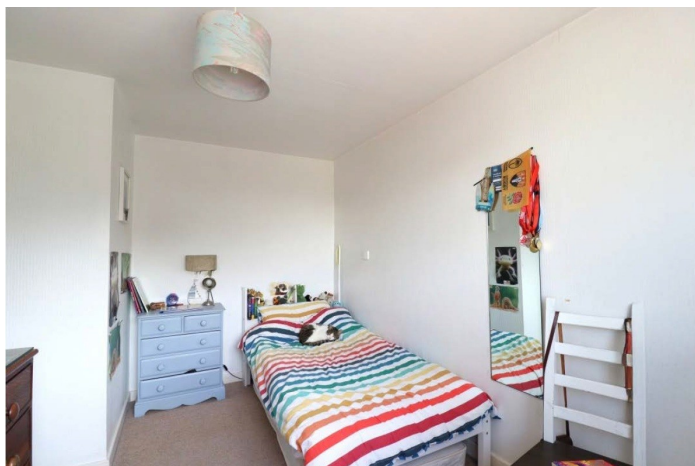
* Hall * Lounge/diner * Conservatory * Kitchen/breakfast room * 3 bedrooms * Shower room *
* Garden * Driveway parking * Excellent location close to town centre *



MARLBOROUGH

Marlborough is a thriving, market town situated within the Wessex Downs Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and supermarkets including Waitrose and boasts a number of good quality restaurants. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

This delightful home occupies a great location close to Marlborough High Street yet in a no through road position and with parking. Entering the front door there is a good sized hallway with understairs storage and stairs to the first floor. To the right of the hall there is a light kitchen with a range of wall and floor mounted fitted units and space for a breakfast bar or table. To the end of the hall there is a well proportioned lounge with plenty of space for a dining table. Finally at the rear of the house and beyond the lounge there is a useful conservatory with French doors leading on to the garden.

To the first floor there are three bedrooms with the two bedrooms to the rear having a pleasant outlook towards the bowls club. The bedrooms are served by a shower room with a white suite including a double sized shower.

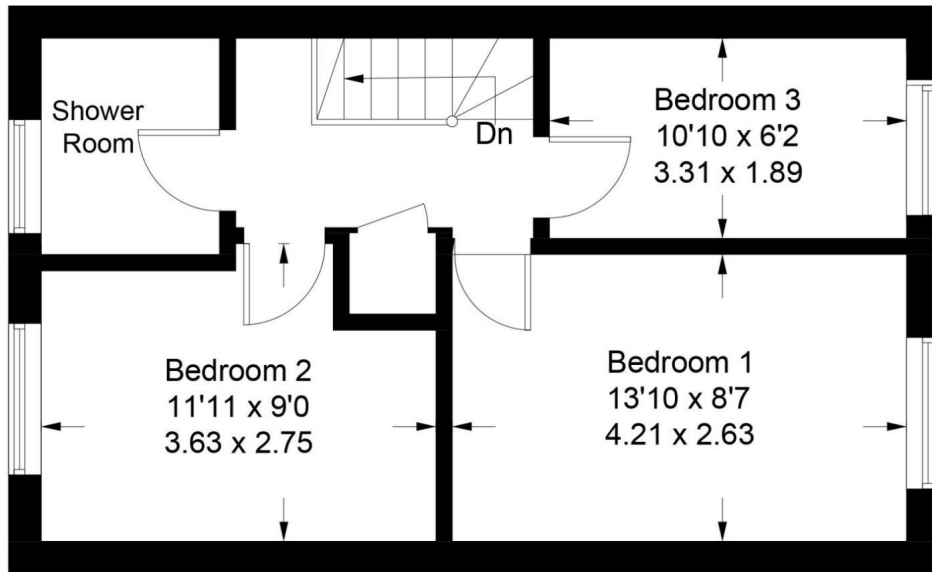
OUTSIDE

To the front of the property there is a driveway providing off-road parking with a laurel hedge to one side and a fence to the other.

To the rear of the house there is a good sized low maintenance rear garden which is fully enclosed and has plenty of space for outdoor entertaining. There is a timber shed in the corner of the garden,.

SERVICES

All mains services connected. Tenure: Freehold. Council Tax: Band D.

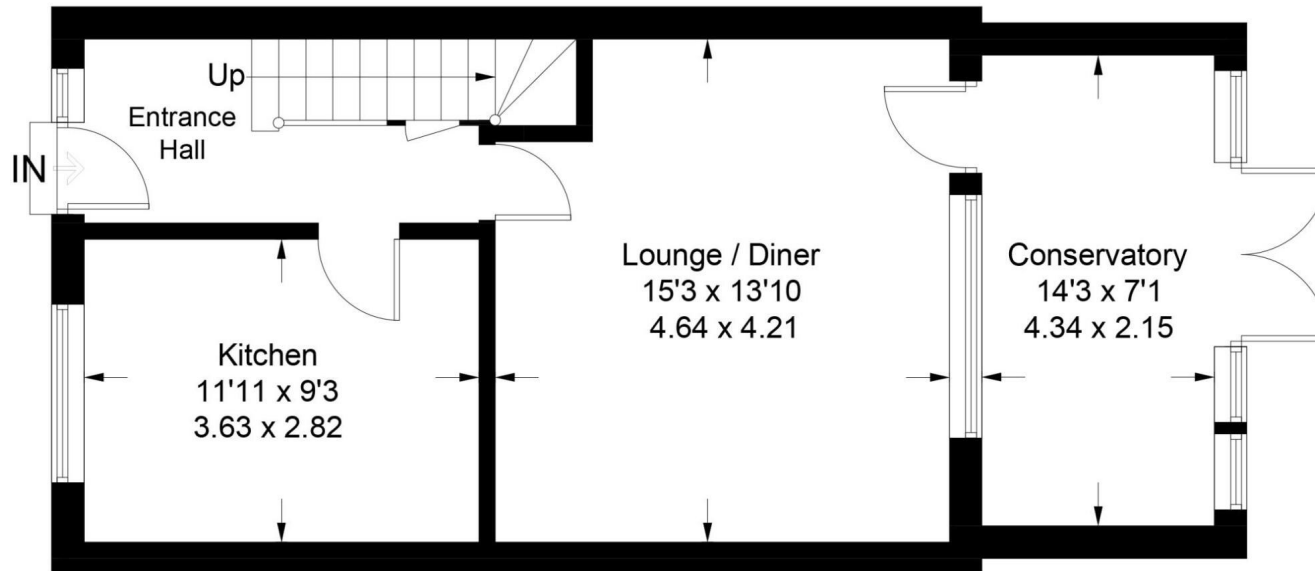


First Floor



20 Savernake Crt

Approximate Gross Internal Area
80.7 sq m / 868 sq ft



Ground Floor



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01672 514820

www.brearleyandrich.co.uk
1 London Road, Marlborough, 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.

BREARLEY & RICH
ESTATE AGENTS