



**34 ROGERS MEADOW,  
MARLBOROUGH**

**BREARLEY & RICH**  
ESTATE AGENTS



## **34 ROGERS MEADOW, MARLBOROUGH, WILTSHIRE, SN8 1DZ**

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

**End terrace two bedroom home offering good room sizes and potential to update and possibly extend (subject to planning).  
The property is situated at the end of a quiet close on the edge of Marlborough. No onward chain.**

\* Hall \* Sitting room \* Kitchen/breakfast room \* Two bedrooms \* Bathroom \*  
\* Parking \* Good sized rear garden \* Potential to update \*



### **MARLBOROUGH**

The property is located on the edge of Marlborough, offering easy access in to town and to the surrounding countryside. Marlborough is a thriving market town 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 Dan's. The Golf Club and new tennis courts on the nearby common, together with the leisure centre 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 Swindon, Hungerford, Great Bedwyn and Pewsey to London Paddington.





### THE PROPERTY

Stepping in to the property there is a useful hall/porch with hanging space for coats. From here a door leads in to the generous sitting room with stairs rising to the first floor. There is a window to the front and a door leading in to the kitchen. The kitchen has plenty of space for a breakfast table and has a lovely outlook over the garden and has a door leading to outside. There are modern wall and floor mounted kitchen units with spaces for cooker, fridge, washing machine and tumble drier. Upstairs the landing leads to two good sized bedrooms; a sunny front bedroom and a good sized rear with a pleasant outlook over the back garden, The bathroom is also a good size while it would benefit from updating. There is a loft hatch on the landing with a fitted ladder. The property offers potential for updating to suit and may offer potential for some extension subject to necessary permissions.

### GARDEN

To the front of the property there is a level lawn with a driveway leading to private parking to the side of the house. There is access to the back garden either from the kitchen or from the side. The back garden is laid to lawn with a timber shed.

### SERVICES

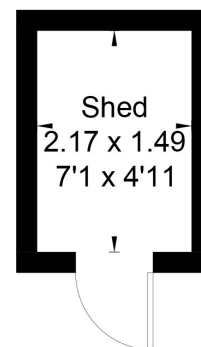
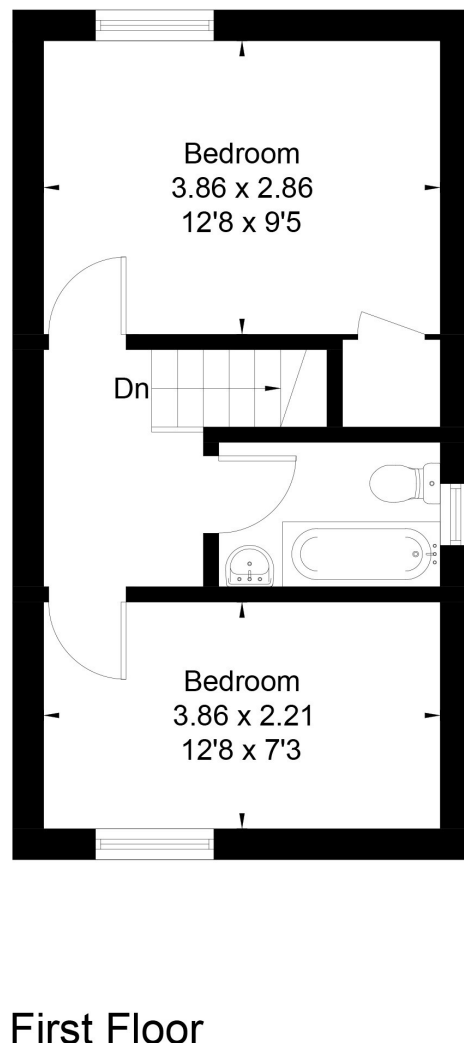
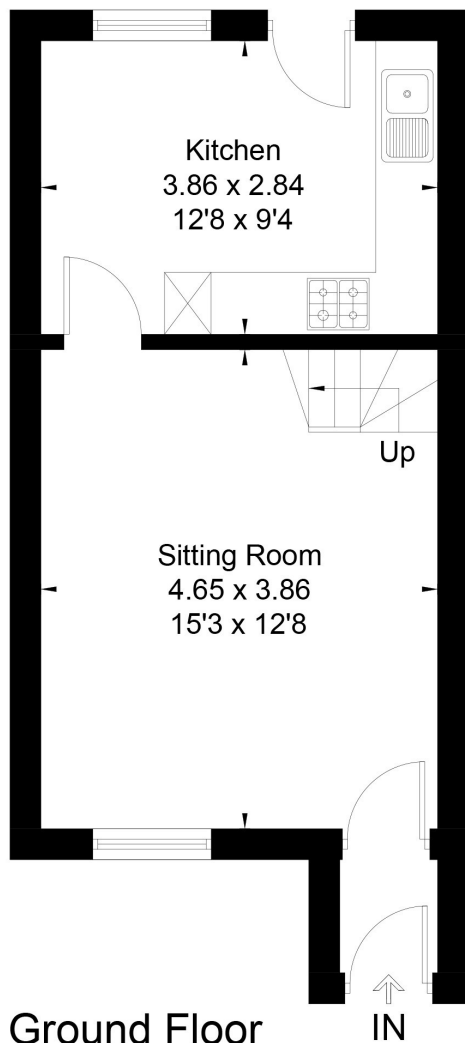
All mains services are connected. Council tax band C.

### TENURE

Freehold



Approximate Floor Area = 60.4 sq m / 650 sq ft (Excluding Shed)



(Not Shown In Actual Location / Orientation)



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 #101349

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 57 D    | 70 C      |

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