



49 HIGH STREET,
RAMSBURY

BREARLEY & RICH
ESTATE AGENTS

49 High Street, Ramsbury, Marlborough, Wiltshire, SN8 1HQ

Marlborough 6 miles, M4 (Junction 14) Approximately 7 miles; Rail link to London Paddington from Hungerford (6 miles) or Swindon (13 Miles) in approximately 1 hour.

Charming three bedroom period cottage conveniently situated in the centre of this much loved Wiltshire village. The property requires complete modernisation but is an exciting project for the right buyer. The property is offered for sale with NO CHAIN.

* Hall * Open plan sitting/dining room * Kitchen * Cloakroom *
* Three bedrooms * Loft room * First floor bathroom * Private garden *
NO CHAIN



SITUATION

Ramsbury is a beautiful and very active Kennet Valley village which offers good day-to-day amenities with shops, excellent pubs, doctors surgery, an outstanding primary school and pre school and tennis, bowls and football clubs. The village is surrounded by stunning countryside much of which is designated as an 'Area of Outstanding Natural Beauty'. The village falls within the catchment area for St. John's Academy secondary school in Marlborough. The property is located within the conservation area.

The local market towns of Hungerford and Marlborough offer an excellent selection of national and local retailers, leisure centre, good restaurants and an independent cinema.



THE PROPERTY

Located on the High Street and therefore conveniently placed for all the villages shops and activities, is this period cottage that requires complete updating. The property has a hallway that leads straight ahead to a cloakroom and right into an open plan sitting/dining room. As with all the original rooms, the sitting room has a sash window. It also has a chimney breast although it has not been ascertained if the fireplace is open and therefore usable. Stairs lead to the first floor from this room. Beyond the sitting room is the kitchen from where you can access the rear garden. On the first floor there are three bedrooms one of which accommodates a gas boiler. There is a drop down loft ladder that gives access to the spacious loft room, which also has a window to the rear aspect. Finally there is a bathroom with a low level wc, bath and wash hand basin.

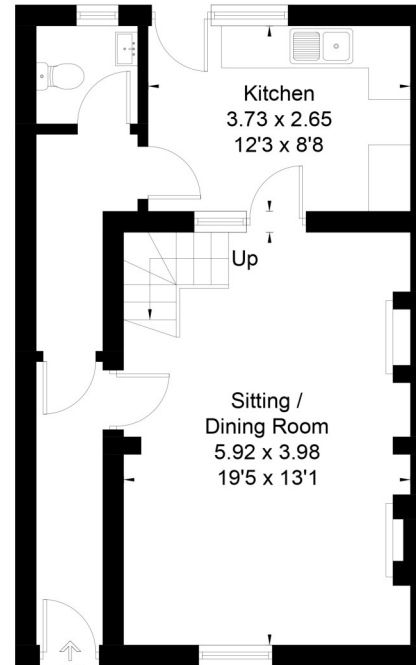
OUTSIDE

The rear garden is a reasonable size for a cottage and offers a high degree of privacy but is in need of cultivating.

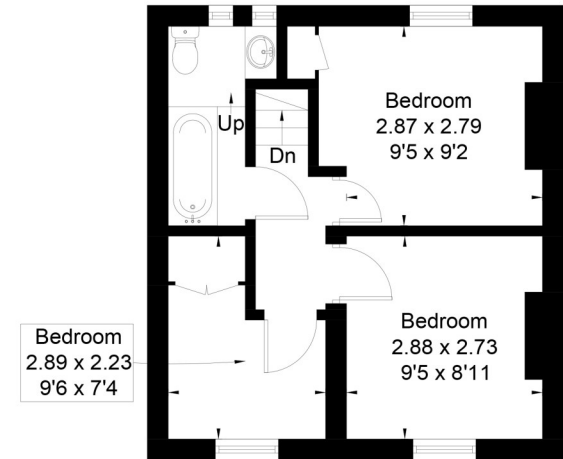
SERVICES

Gas heating to radiators. Mains water, electricity and drainage. Council tax Band: D

Approximate Floor Area = 79.1 sq m / 851 sq ft



Ground Floor



First Floor



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 #112261

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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