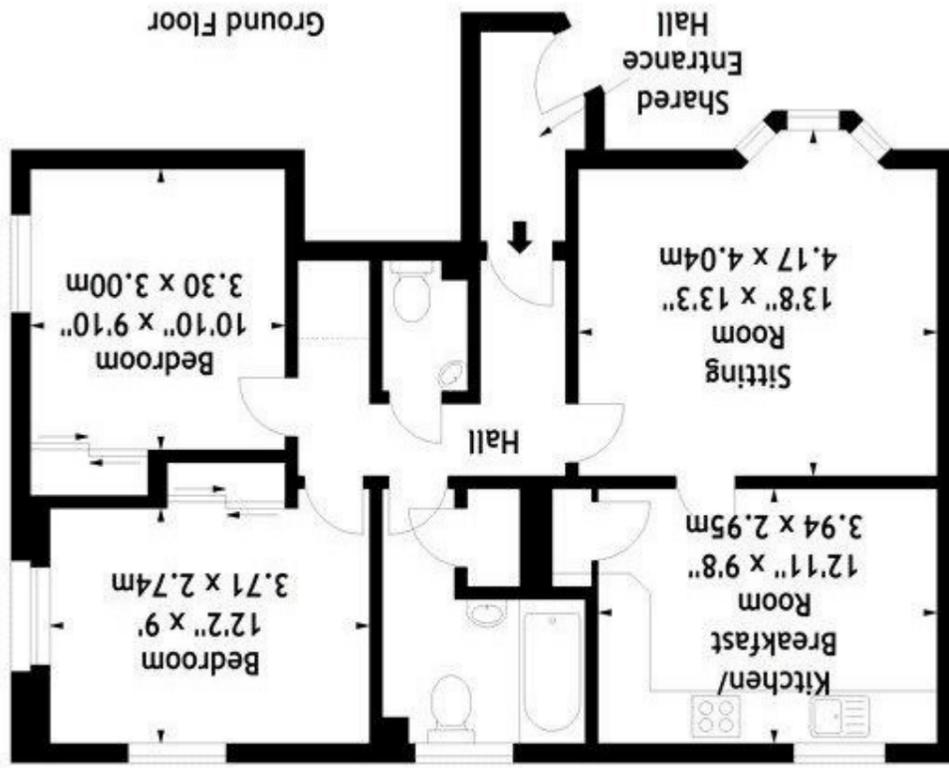


These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or 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.

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		

561D
791C



St. Nicholas Yard,
Fyfield,
Marlborough, SN8 1PP
Approx. Gross Internal Area
724 Sq Ft - 67.26 Sq M



3 ST. NICHOLAS YARD, FYFIELD, MARLBOROUGH

3 ST. NICHOLAS YARD, FYFIELD, MARLBOROUGH, WILTSHIRE, SN8 1PF

Trains run from Pewsey or Swindon to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes. M4 J15 Approx 11 miles.

A two bedroom character ground floor cottage style apartment offering spacious accommodation with excellent access to stunning countryside.

* Excellent rural/village location * Sitting room * Kitchen/breakfast room *
* 2 Bedrooms * Family bathroom * Cloakroom * Shared courtyard garden * Car port and parking * Visitor parking *



Fyfield

This pretty village is located approximately 3 miles from Marlborough and has a notable 13th Century church. A petrol station with convenience store is approximately 0.2 miles away on the A4. The village is also located approximately 0.5 miles from the pretty village of Lockeridge, which has a good rated primary school, public house and village hall and can be reached via a footpath at the end of the lane.

Marlborough

Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including: the famed Marlborough College, and a sports centre. Marlborough is sited along the M4 corridor close to J15 (7.5miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. Marlborough is surrounded by glorious ancient and protected countryside including Savernake forest. Local schools include: St John's Academy, St. Francis and Pinewood Prep, Dauntsey's, and St Mary's Calne.



The Property

Converted in 1988 from a range of farm buildings around a central courtyard, 3 St. Nicholas Yard is a well presented ground floor cottage style apartment situated in the corner of the development. The property is approached over a pathway to the front door in to the building which opens in to a tiled entrance hall shared with one other property and from which the front door leads in to a reception hall. The reception hall has fitted storage and leads to all rooms. The sitting room is a lovely size and has a feature Bath stone fireplace housing an electric fire and a bay window with views to the front over the courtyard. To the rear of the property there is a light kitchen/breakfast room with a range of fitted wall and floor mounted units and an integral hob and oven. There are two double bedrooms both with fitted wardrobes, a well appointed shower room and a separate cloakroom.

Outside

To the front of the property there is a courtyard garden shared with one other property. There is parking for two cars, one within a carport (third from right, with space for storage at the end), with one space behind. There are additional visitors parking spaces.

Tenure

Leasehold 170 years from 24/4/2008. Peppercorn ground rent. Garden maintenance approximately £36/quarter agreed with other owners at St. Nicholas Yard.

Services

Mains water, electricity and drainage. Electric radiator heating.