



17 NUTLEY COURT, BURBAGE

BREARLEY & RICH
ESTATE AGENTS

17 Nutley Court, Eastcourt Road, Burbage, Marlborough, Wiltshire, SN8 3AJ

M4 (Junction 14) Approximately 15 miles. Rail link Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour

A well presented ground floor one bedroom apartment with modern kitchen and bathroom and allocated parking.
The property is tucked away while being close to all of the local facilities offered by this popular village.

*** Hall * Generous size sitting/dining room * Open plan kitchen * Double bedroom * Bathroom *
* Parking * Communal gardens ***

NO ONWARD CHAIN



BURBAGE

Burbage is a very popular village, situated on the southern edge of Savernake Forest and offering plenty of amenities including a village shop, village hall and church, builders merchants, primary school, petrol station with post office, doctors surgery and public house.

The village also boasts a very active cricket and tennis club and a scout pack, together with a British Legion. A more comprehensive range of shop and amenities can be found in the larger market towns of Marlborough and Hungerford approximately 5 miles north or east.



THE PROPERTY

This well presented ground floor apartment offers easy and level access to village facilities including the doctors surgery (via a footpath within the parking area). The front door leads in to a hallway with space for coats and shoes. A further door leads in to the sitting room, with plenty of space for a small table if required. The sitting room is open plan in to the modern kitchen which has a fitted oven and hob and space for a washing machine and fridge/freezer. There is also a large under stair cupboard housing the hot water cylinder. A door from the sitting room opens in to the double bedroom off which there is a modern bathroom.

OUTSIDE

The property is located in a private position to the rear of the development. There is an allocated parking space opposite the apartment while there are also four visitors spaces close by. The communal gardens include an area with a picnic bench, clothes drying areas and bin storage.

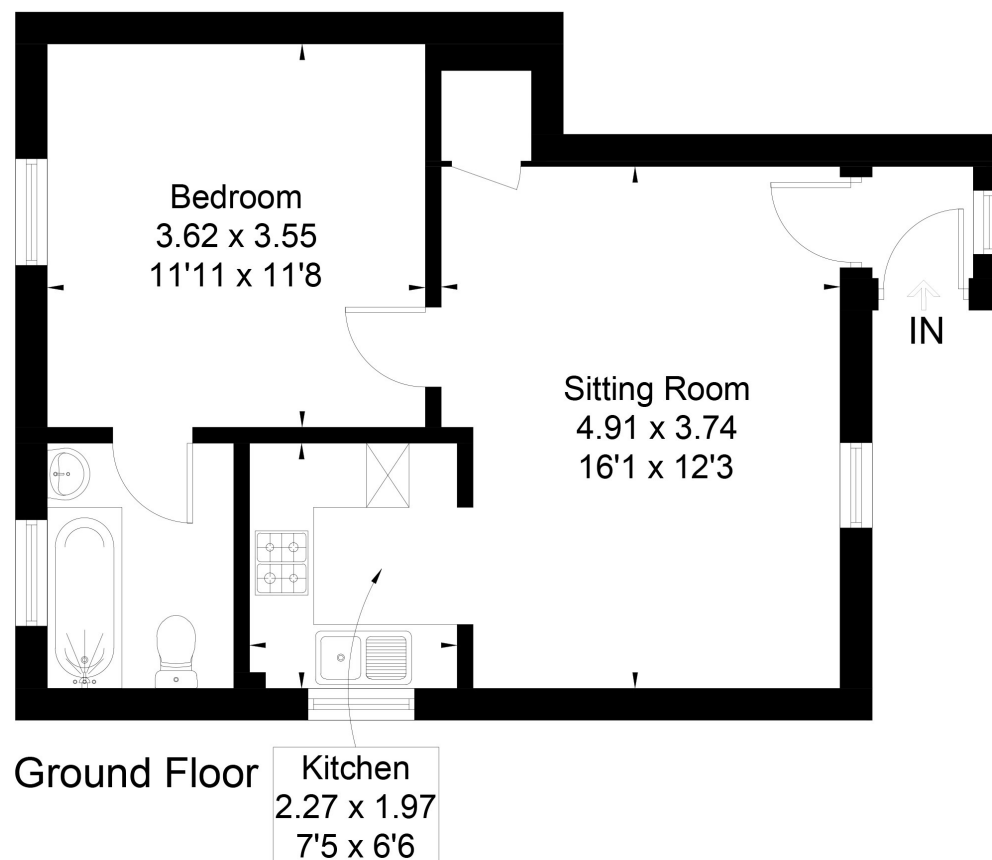
SERVICES

Mains water electricity and drainage. Electric heating. Council Tax Band B.

TENURE

Leasehold 999 Years From 1 January 1992. Service charge £480/year covering external maintenance, gardening and buildings insurance.

Approximate Floor Area = 42.9 sq m / 462 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 #63785

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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