



36 Rogers Meadow, Marlborough

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.
 Plan produced using PlanUp.
 Total area: approx. 73.7 sq. metres (793.7 sq. feet)



36 Rogers Meadow, Marlborough, Wiltshire, SN8 1DZ

A well presented two bedroomed semi detached house with garage/workshop, off road parking and a good sized garden.

- Semi detached house
- Sitting room
- Kitchen/dining room
- Two double bedrooms
- Refitted bathroom with shower
- Double glazed throughout
- Garage & workshop
- Off road parking
- Gas central heating



Located within minutes of open fields whilst being within walking distance of the town centre.

Accommodation

A double glazed door opens into a small hall with space for coats and shoes, fuse box and door opening into the sitting room. A decent sized room with window to the front, staircase rising to the first floor and door into the kitchen/dining room. A window and door open into the rear garden. Tiled surrounds to worksurfaces with inset sink. Space for cooker with extractor hood over, plumbing for washing machine, space for fridge and good range of modern wall and base fitted units. Back into the sitting room and up the staircase.

Upstairs



Onto the landing with access to the loft, we will turn right into the main bedroom, a double, overlooking the garden and has a deep built in wardrobe. Back onto the landing and straight over into the second bedroom, a large single which can accommodate a double bed if required with a window to the front. Finally back onto the landing and right into the bathroom with window to the side, fully tiled walls, modern white suite comprising toilet, bath with mixer tap and shower over and wash basin with mixer tap and vanity unit below.

Gardens & Parking

To the front of the property the garden is mainly laid to lawn with mature yuccas in the border.

To the rear, a good sized paved patio area, door into the garage, step up to a good sized lawn with well stocked flower and shrub borders. Outside lighting.

Parking a driveway leads to the garage providing parking for 3 cars.

Garage. Metal up and over door opens into a long single garage with power, lighting, overhead storage and a workshop area to the rear with doors and windows to the rear and side.

Services, tenure and local authority

Mains electricity, gas, water and drainage. Gas fired central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

The property is freehold

The property is Band C, 2019/2020 £1,718.35. Wiltshire Council. Trowbridge, Wiltshire. BA14 8JN. 0300 456 010

Further information or viewing request

If you have any questions about this property, please call our Marlborough office 01672 512299 or email Marlborough@henrygeorge.co.uk

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