



AVON PLACE,
PEWSEY

Carter Jonas

7 AVON PLACE, RIVER STREET, PEWSEY, WILTSHIRE, SN9 5DJ

KEY FEATURES

- o Central Pewsey location
- o Two Double Bedrooms
- o Generous Sitting Room
- o Kitchen/dining room
- o Long private rear garden
- o Garden extending down to the river
- o Potential to extend, subject to planning
- o Two allocated parking spaces
- o Walking distance of Pewsey station

CONVENIENTLY LOCATED IN THE CENTRE OF THE VILLAGE, THIS IS A TWO-BEDROOM END OF TERRACE HOUSE WITH A LARGER THAN AVERAGE GARDEN AND DESIGNATED PARKING FOR TWO CARS. THERE IS ALSO SCOPE FOR EXTENSION, SUBJECT TO OBTAINING THE NECESSARY CONSENTS.



SITUATION

7 Avon Place is situated centrally in the village of Pewsey, moments from the High Street. Pewsey is a substantial and historic village dating from Saxon times, with a thriving community, and boasts the oldest carnival in Wiltshire. The village provides a comprehensive range of shops and amenities including a sports centre with swimming pool, bowls and tennis clubs, hairdressers and various pubs and restaurants. The area has excellent schooling at both primary and secondary levels, with a range of options including St. Francis, Dauntsey's School and Marlborough College in addition to a range of well-regarded state schools. Pewsey has a main line rail station with services to London Paddington (about 1 hour 10 minutes). The M4 Motorway (J15) is to the North and A303 (M3) to the South.

DESCRIPTION

Situated in the heart of the ever-popular village of Pewsey, this charming two-bedroom house enjoys an exceptionally convenient location within easy reach of local shops, amenities and the mainline railway station.

The property offers well-proportioned accommodation extending to approximately 544 square feet. The generous sitting room is located at the front of the house and leads through to the kitchen/dining room. The kitchen is fitted with a range of units with plenty of storage and views over the garden. The house also presents the opportunity to extend on the ground floor, subject to the necessary planning consents, making it an ideal prospect for both owner-occupiers and investors alike.

OUTSIDE

A particular feature is the unusually long rear garden, which provides a great sense of privacy. Extending down to the river at the far boundary, the garden offers an attractive and tranquil setting rarely found in such a central village location.

Further benefits include two allocated parking spaces located in the Co-op car park to the rear of the property, a valuable asset in the centre of Pewsey.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, electric heating
- Council tax band: C
- Energy efficiency rating: D
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom

GUIDE PRICE £225,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



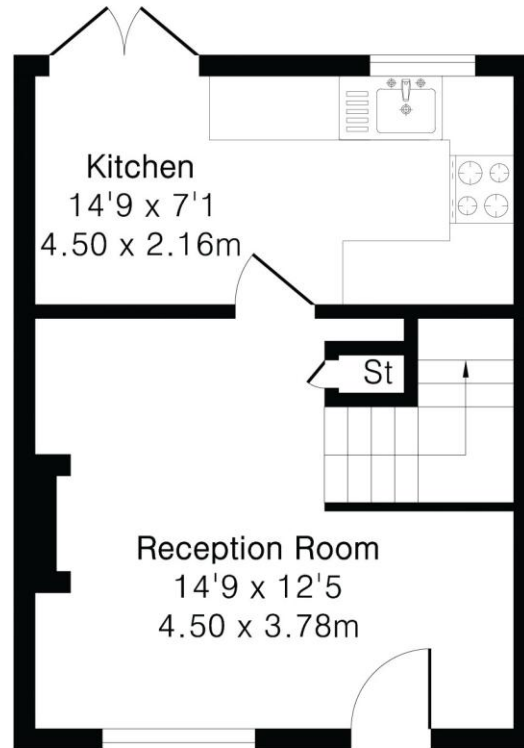


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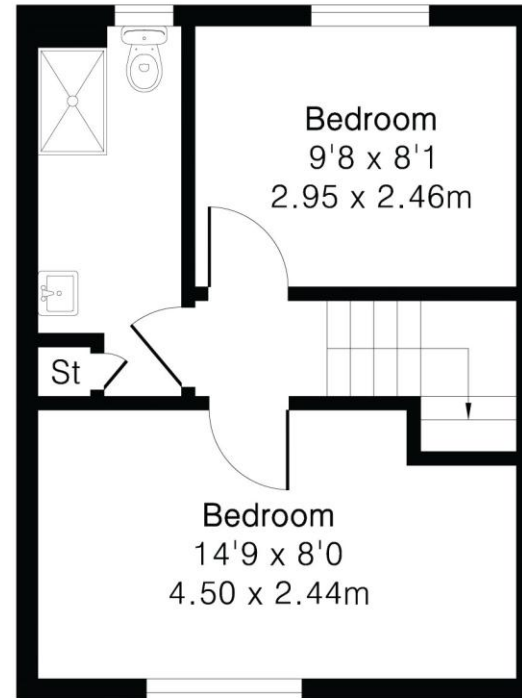
Approximate Gross Internal Area 594 sq ft - 56 sq m

Ground Floor Area 297 sq ft – 28 sq m

First Floor Area 297 sq ft – 28 sq m



Ground Floor



First Floor

Marlborough 01672 514 916
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