



MANTON CLOSE
MANTON

Carter Jonas

16 MANTON CLOSE, MANTON MARLBOROUGH SN8 4HJ

AMENITIES

- Detached
- No onward chain
- Potential to extend
- Two Double Bedrooms
- Garden
- Garage & Parking
- Village location

DESCRIPTION

An enchanting 2 double bedroom bungalow with garage & off street parking in good condition with lovely garden in the popular village of Manton.

Entering the property through the gate, one approaches the front door & into the hall. To the left are the two generously proportioned double bedrooms, each with built in wardrobe, whilst to the right is the Reception room, with feature fireplace & door to the kitchen beyond, all with pleasingly high ceilings. Back door to garage & the garden.

SITUATION

Manton is on the southern banks of the River Kennet approximately 1 mile from Marlborough. The walk into Marlborough is about 10 minutes via a lane and footpath which follows the river. Village amenities include an excellent primary school, a toddler group, a church and a public house. There is also a recently renovated recreational ground in Manton with a playground/adventure course which runs down to the river. Marlborough is a thriving market town with excellent shopping including Waitrose and Tesco's, as well as restaurants including Rick Stein, ASK and Caffé Nero in addition to the shopping precincts Hilliers Yard (near Waitrose) and Hughenden Yard (between Boots and W H Smith). The leisure centre and golf club and tennis club provide excellent sporting facilities. Although self-sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Train services (Paddington in 50 minutes from Hungerford or Swindon) and M4 connections make London easily accessible.

A WELL-PRESENTED, TWO DOUBLE BEDROOM BUNGALOW, OFFERED WITH NO ONWARD CHAIN IN THIS POPULAR MARLBOROUGH VILLAGE



OUTSIDE

Gated, off street parking with garage (currently arranged as workshop) with small front garden, lovingly tended, providing privacy, with larger, enclosed garden to the rear, in need of a certain amount of TLC; part lawn, part kitchen garden, now slightly run to seed.

GUIDE PRICE: £300,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data



Reception Room 15'3 x 11'5

Kitchen 8'6 x 8'10

Bedroom 1 11'5 x 13'1

Bedroom 2 8'10 x 11'6

SERVICES AND MATERIAL INFORMATION

Material Information & Services

- Freehold
- Mains water, mains drainage. GCH.
- Council tax band: C
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

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