

ST. GEORGES CLOSE, OGBOURNE ST. GEORGE, SN8

£1,350 per month*

Carter Jonas

ST. GEORGES CLOSE, OGBOURNE ST. GEORGE, MARLBOROUGH

A modern semi-detached house with garden and garage, situated in this popular village location, a short drive from Marlborough Town and all local amenities. Council tax band: C.

- Popular village close to Marlborough
- 3 Bedrooms
- Garden
- Parking and garage



LOCATION

St. Georges Close is situated in the village of Ogbourne St George, only 2 miles away from the larger market town of Marlborough, where the historic high-street offers a mix of major retailers, independent boutiques, coffee and tea shops. Plus, the town is home to the independent Parade Cinema, various sporting facilities, regular live music events and an annual literature festival. Ogbourne St George has its own golf club and is on the ancient Ridgeway trail well known for cycling and hiking. The village has a primary school, and the local secondary school is St John's Marlborough. There is also an excellent range of private schooling in the area with St Margaret's Prep and St Mary's in Calne, Marlborough College and Dauntsey's in West Lavington.

The village is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and the Kennet Valley. Rail links to London Paddington are accessible from Pewsey, Great Bedwyn, Swindon and Hungerford.

THE PROPERTY

This unfurnished accommodation comprises an entrance hall, sitting room, dining room with patio doors to garden, and well-finished kitchen with inbuilt electric oven with four ring hob, space for a fridge/freezer and plumbing for a washing machine. Upstairs are three bedrooms (two doubles and one single) and a family bathroom. Please note, contrary to the floorplan, the built-in wardrobes are no longer in situ in the master bedroom.

There is a fully enclosed rear garden, garage and driveway parking.

EPC Rating D. Council Tax Band C (Wiltshire Council website for current cost)

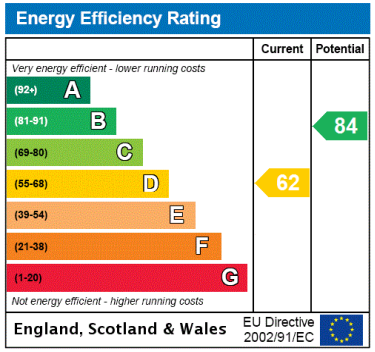
Mains electric and metered mains water.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1,350 per calendar month: Holding deposit of 1 week's rent £311. Security deposit of 5 weeks rent £1,557

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band C



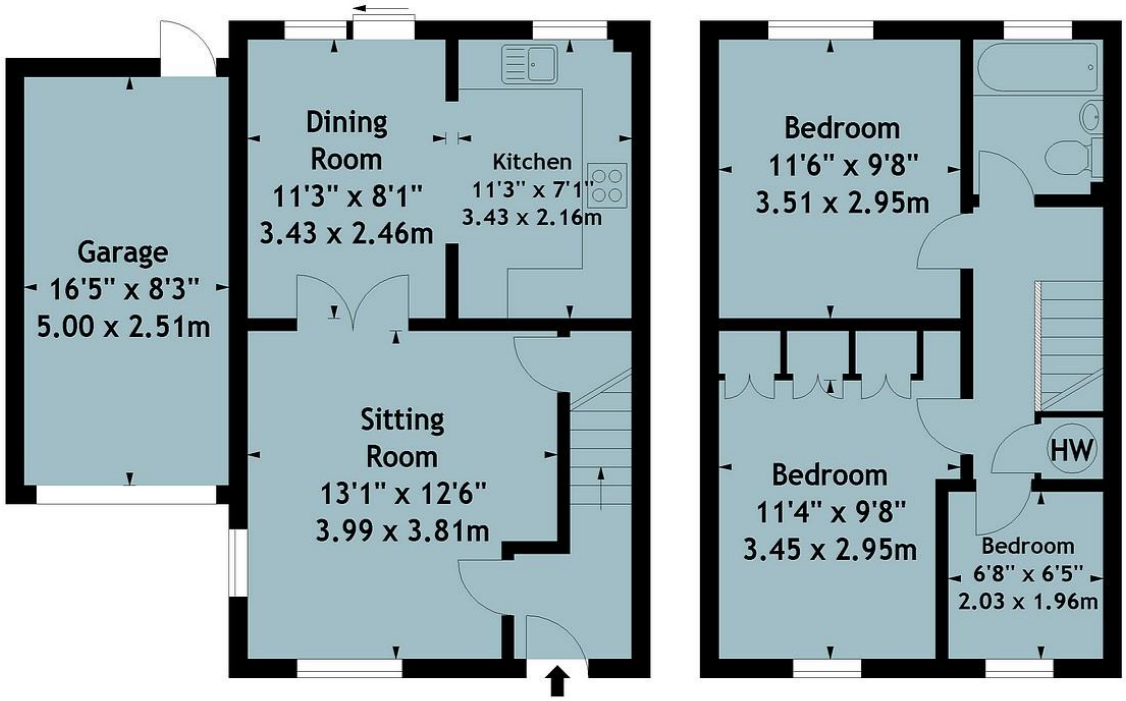








St.Georges Close,
Ogbourne St. George,
Approx. Gross Internal Area
924 Sq Ft - 85.84 Sq M
(Including Garage)



Ground Floor First Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Supplied Exclusively for Carter Jonas in 2011
Photographs * Floorplans * EPCs
www.digihouse.net







T: 01672 519700
93-94 High Street, Marlborough, Wiltshire, SN8 1HD
E: marlborough.lettings@carterjonas.co.uk

A member of OnTheMarket.com

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. ***Administration fees may apply depending on tenancy type. Please contact your local branch for this information.**

Classification L2 - Business Data