

JESSICA JAMES  
Properties

1 Nursery Cottages South Street, Avebury Trusloe, Marlborough, Wiltshire, SN8 1QX  
£1,350 Per Month





**I Nursery Cottages South Street, Avebury Trusloe, Marlborough, Wiltshire, SN8 1QX**

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\*Please note, no pets.\* A well presented three bedroomed semi detached house with off road parking and a garage, in this highly sought after and historic village location on the edge the world heritage protected Avebury stone circle. Short walk to village centre with pub, cafe and shops. Easy driving to Swindon, Marlborough and Devizes. Oil fired central heating. Double glazed throughout. A gem.



## Description

We walk through the front door into the entrance hall with staircase rising to the first floor with cupboard under, left into a good sized sitting room with open fireplace. Back into the hall and straight on into the kitchen dining room with windows overlooking the garden, good range of modern units with contrasting worksurfaces over. Inset sink with mixer tap, built in under counter oven and grill and separate four ring hob. Space for domestic appliances and plenty of room for a six seater table and chairs. Right into the utility room with oil boiler for the central heating, plumbing for washing machine, wall mounted cupboards, door right into the parking area and access to the garden, door left into the downstairs cloakroom. Back into the hall and up the staircase onto the first floor landing, left into the third bedroom, a decent single with window to the front. The main bedroom is next a handsome double bedroom, the second bedroom is also a good double with built in wardrobe and airing cupboard. Finally into the refitted bathroom with modern white suite and a separate shower over the bath.

## Situation

Outside. To the front a lawned garden with perimeter hedge, please note the large Sycamore is booked to be removed.

To the rear a paved path leading to a paved patio area, rest mainly laid to lawn, approximately 35' x 25' enclosed by timber fencing.

Please note, the landlord has requested no pets.

Located in the breath taking UNESCO World Heritage Site of Avebury in the heart of Wiltshire's iconic countryside, this home offers not just a place to live, but a chance to immerse yourself in the beauty and tranquillity of a world-renowned location.

The property is within 0.5 miles of Avebury High Street which offers a range of amenities including a pub, convenience store, coffee shops, social centre and of course the National Trust Heritage Site. With the prehistoric stone circle and picturesque village of Avebury just a short stroll away, your surroundings will be as exceptional as your home. The historic neighbouring town of Marlborough with its many amenities and shops is just 6 miles away. There are bus stops to the front of the park which travel to Swindon, Devizes and Marlborough on a regular timetable.

Council Tax Band: C

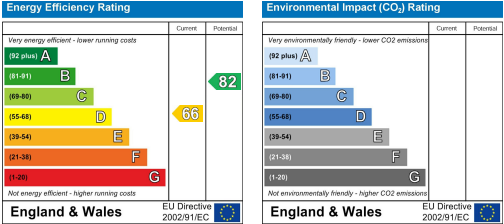




Floor Plans



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

Please contact our Jessica James Properties Office on 01793 875324 if you wish to arrange a viewing appointment for this property or require further information.

Contact us

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