



DUCKS MEADOW, MARLBOROUGH, SN8
£1,450 per month*

Carter Jonas

DUCKS MEADOW, MARLBOROUGH,

THE PROPERTY

Ducks Meadow is conveniently located within walking distance of both St Mary's Primary School, St John's Academy and the High Street. Set back from the road and in excess of 1000 square feet, this three-bedroom modern semi-detached house offers a wonderful balance of living and entertaining space and of particular note is the spacious kitchen / dining room, well set up for modern day family life. The ground floor also benefits from a good-sized sitting room. The reception room and dining area span the full depth of the house and the decked terrace can be accessed from here through large french windows.

On the first floor is a spacious main bedroom to the front of the house with two further bedrooms (one double and one single) with all rooms served by the family bathroom.

The front garden is laid mainly to lawn with mature shrubs and a path that leads down to the front door. There is a shared driveway along with a garage which offers additional storage. The private rear garden is laid to lawn and is enclosed by panel fencing and there are steps up to the large decked terrace.

Pets considered strictly on a case by case basis.

Council Tax Band: D (Wiltshire council Website for cost)

EPC D

The holding deposit for the property will be £334.61 and the deposit £1673.071subject to the rent being as advertised at £1450 pcm

Services: Mains water and drainage, gas central heating and mains electric

Internet & Mobile: Further information on availability and speeds can be found at

Ofcom website. Internet services available are FTTC or ADSL.



ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Wiltshire Council - Council Tax Band D

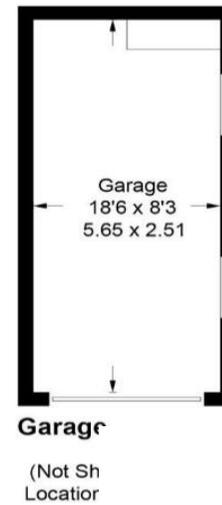
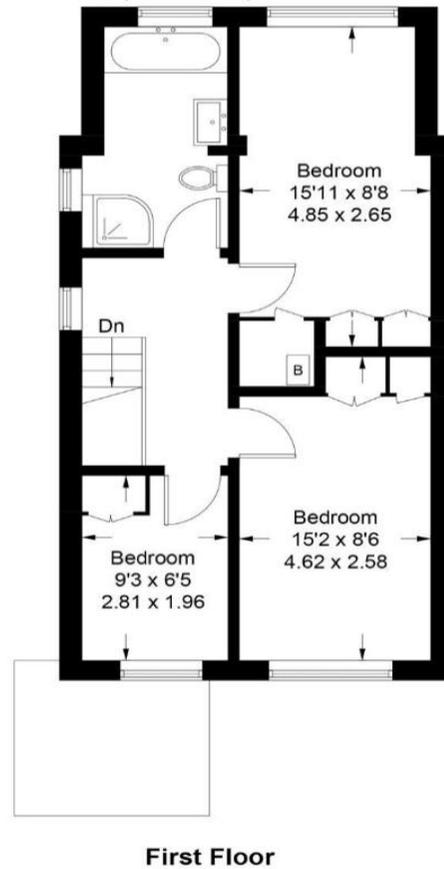
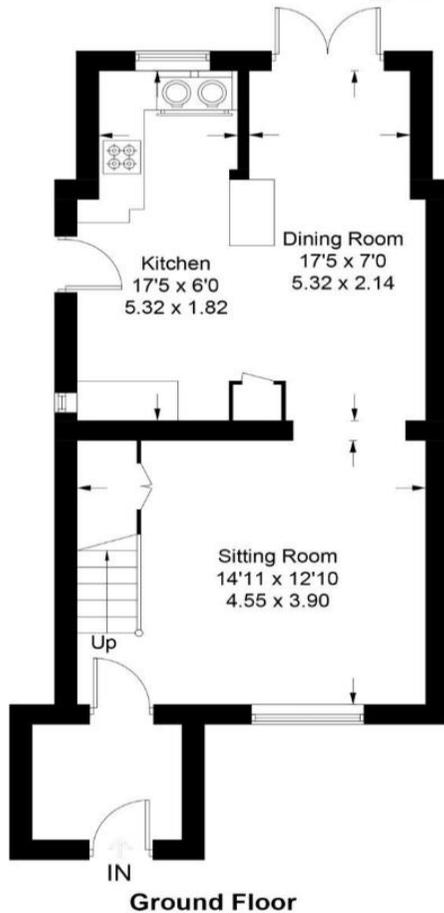
Directions

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	85	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



28 Ducks Meadow

Approximate Gross Internal Area = 89 sq m / 958 sq ft
 Garage = 14 sq m / 151 sq ft
 Total = 103 sq m / 1109 sq ft



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Classification L2 - Business Data

IMPORTANT INFORMATION

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