



richard
james

12 Goddards Lane, Aldbourne, Marlborough, Wiltshire, SN8 2DZ

Guide Price £300,000



IN A NUTSHELL



NO ONWARD CHAIN

This two bedroom semi-detached home is located at the end of a quiet cul-de-sac in the pleasant village of Aldbourne.

The house features a large reception room which opens on to a dining space, separate kitchen and a conservatory. Upstairs has two great sized bedrooms and a family bathroom. Outside there is a low maintenance rear garden and one allocated parking space.

Being in the lovely village of Aldbourne, the house is a very short walk away from two welcoming pubs, a village shop, post office and the historic St. Michael's Church.

Aldbourne hosts a variety of local events throughout the year, including traditional village fetes, fairs, and a popular annual carnival. Families will appreciate the well-regarded primary school and the beautiful surrounding countryside of the North Wessex Downs, perfect for walking!

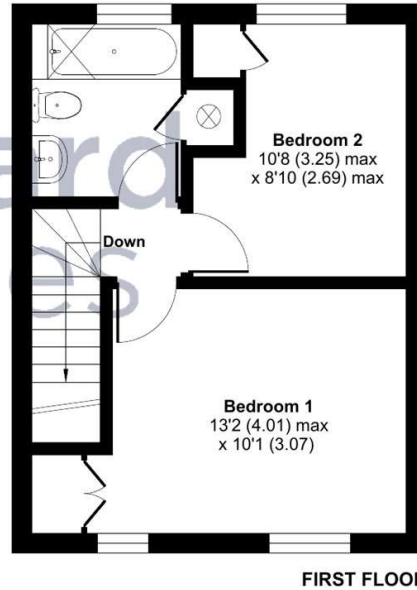
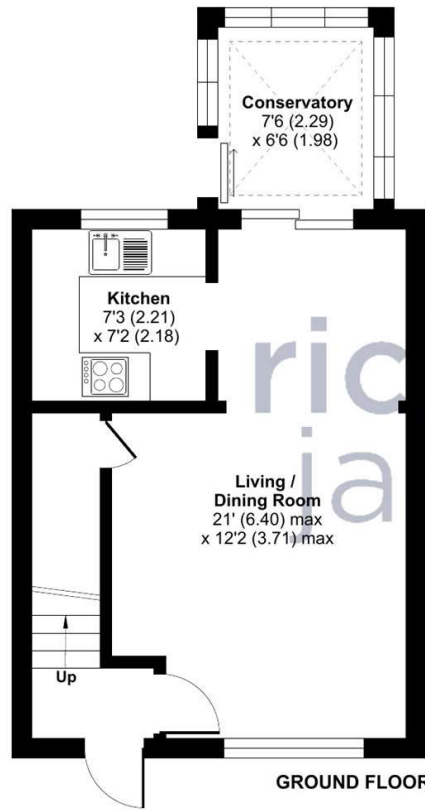
Conveniently located near the buzzing market town of Marlborough and Swindon, with easy access to the M4, Aldbourne offers a peaceful rural lifestyle with excellent connectivity.




EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate Area = 703 sq ft / 65.3 sq m
For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Richard James. REF: 1177777

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3. All Measurements are approximate.

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