



SWAN CLOSE,  
RAMSBURY

Carter Jonas

## 4 SWANS CLOSE, RAMSBURY, SN8 2PH

### AMENITIES

- Semi-detached
- Two bedrooms
- Village location
- In need of modernisation

### SITUATION

The conservation village of Milton Lilbourne nestles in the Wiltshire Area of Outstanding Natural Beauty, with its beautiful scenery and extensive country walks (both in Pewsey Vale and on Martinsell Hill). The bustling town centre of Marlborough and its historic high street, with Marlborough College, Waitrose supermarket, boutique shops and cafés, lie within a 15 minute drive. Salisbury Plain is situated immediately to the south; to the east is Hungerford, with its antique shops and French Bistro. Fast access to London Paddington is via Pewsey mainline rail station just a 7 minute drive away.

### DESCRIPTION

An unmodernised 2 bedroom semi detached house in need of complete refurbishment, in prime central Ramsbury with glorious rural views. An ideal purchase for a first time buyer.

### OUTSIDE

Expansive & open garden, approx 40' x 50', mainly to laid to lawn.

## AN UNMODERNISED 2 BEDROOMED SEMI-DETACHED HOUSE IN PRIME CENTRAL RAMSBURY WITH GLORIOUS RURAL VIEWS.



**GUIDE PRICE:** £280,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Classification L2 - Business Data

#### SERVICES AND MATERIAL INFORMATION

Reception room – 18' 4" x 9' 10"

Kitchen – 10' 6" x 9' 6"

Dining room – 9' 6" x 8' 10"

Bedroom one – 13' x 10' 10"

Bedroom two – 11' 8" x 9' 6"

#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas fired central heating.
- Council tax band: B
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
Offices throughout the UK

*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, (including off market properties) on the brochure or a separately available material information sheet. 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 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.*

Classification L2 - Business Data