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**Hawkins Meadow**  
Asking price of £330,000

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# College Fields

## Marlborough

- Walking Distance to High Street
- Two Double Sized Bedrooms
- Conservatory

## Property Description

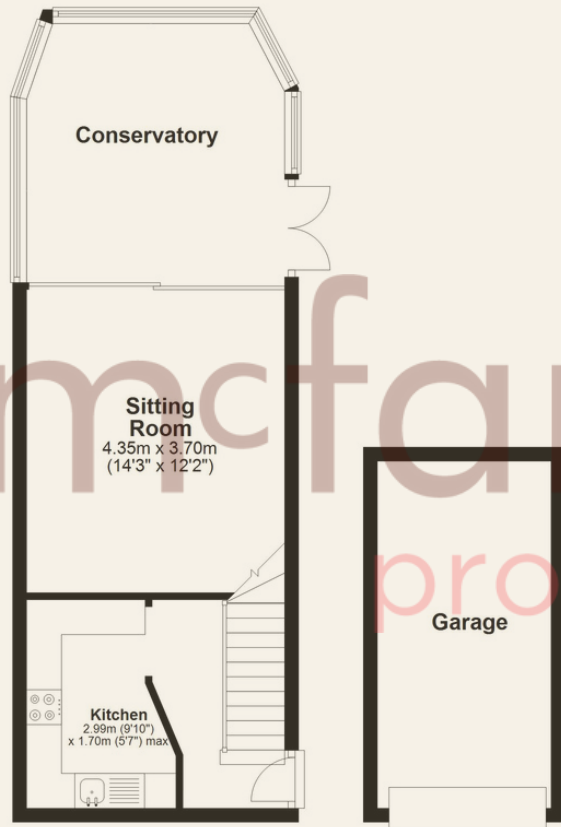
A well presented 2-bedroom end terrace house in College Fields. It features neutral décor and boasts oak flooring throughout the downstairs. Hawkins Meadow is conveniently located within a 10/15 minute walk from Marlborough High Street and its amenities.

The property's entrance opens into a hallway leading to a fully fitted kitchen and a bright sitting room. French windows in the sitting room open into the conservatory.

The main feature of the room is a contemporary Chilli Penguin wood burner positioned in the centre, adding a cosy ambiance to the space. Ascending to the upper floor, you'll discover two spacious, bright double bedrooms that offer ample space and an abundance of natural light. Tucked between these bedrooms is a centrally positioned family bathroom. The outdoor space offers a patio and a private garden area, you'll find a variety of vegetables including heritage black and orange carrots, onions and an assortment of herbs, you'll also find a thriving plum tree alongside an apple tree. Additionally, there is parking available on a designated driveway and access to a single garage.



**Ground Floor**  
Approx. 53.6 sq. metres (576.7 sq. feet)



**First Floor**  
Approx. 28.4 sq. metres (306.2 sq. feet)



Total area: approx. 82.0 sq. metres (883.0 sq. feet)

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**If you would like to view this property then please get in touch.**

☎ 01672 514380

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Cirencester GL7 2BJ  
☎ 01285 303100

**Cricklade.**

102 High Street  
Cricklade SN6 6AA  
☎ 01793 751044

**Marlborough.**

106 High Street  
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**North Swindon.**

The Village Centre  
Redhouse SN25 2FW  
☎ 01793 296600

**Old Town.**

28-30 Wood Street  
Swindon SN1 4AB  
☎ 01793 296880

**Lettings.**

28-30 Wood Street  
Swindon SN1 4AB  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements