

Pembroke Green, Lea, Malmesbury, Wiltshire, SN16 9PB



Popular village location • Primary school and other amenities • Mature semi detached house •
Cul-de-sac location • Spacious accommodation • Offers the potential to update & extend •
Driveway parking • Private rear garden • EPC D

Pembroke Green,

Lea, Malmesbury, Wiltshire, SN16 9PB

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Built in the 1970's this mature semi-detached home, located in a cul-de-sac location within the popular village of Lea, located approximately 1.5 miles from Malmesbury.

Offers great potential to extend and update which will then create a fabulous family home.

On entering the property it takes you into the hallway with stairs to the first floor and cloakroom. Open plan sitting/dining room with dual aspect, fitted kitchen is located to the rear of the property with access to the garage and rear garden.

To the first floor, the landing gives access to the two double bedrooms and one single bedroom, all with built-in wardrobes, and a separate bathroom with white suite.

To the front of the property is driveway parking which takes you to the single garage, the front garden is mainly laid to lawn - this could also create further parking. The rear garden is private and secure with patio and lawn, having space for a large wooden garden shed.

Amenities

Lea is a village located in Wiltshire lying approximately 1.5 miles (2.4km) east of Malmesbury.

Lea and Garsdon CE Primary School covers Lea and the surrounding villages.

The village has one public house the Rose and Crown, other facilities include village hall, tennis court, a former telephone box which has been converted into a library plus a children's play area.

Directions

From our office in Church Street, Tetbury turn right at the mini roundabout into Market Place. Follow the B4014 into Malmesbury, at the mini roundabout take the first exit, next roundabout take the third exit onto Crudwell Road. Next roundabout take the second exit onto the A429.

Follow this road to the next roundabout, take the first exit onto the B4042. Take the next left signposted Lea, this takes you onto The Street, left into Pembroke Green where number 17 will be found on the right hand side.

Services & Tenure

The tenure is Freehold. Mains water, drainage, electricity, and oil are connected.

Local Authority

Wiltshire Council

Council Tax Band: C

Our reference

TET/JR/RN/18092023

We'd love to hear from you

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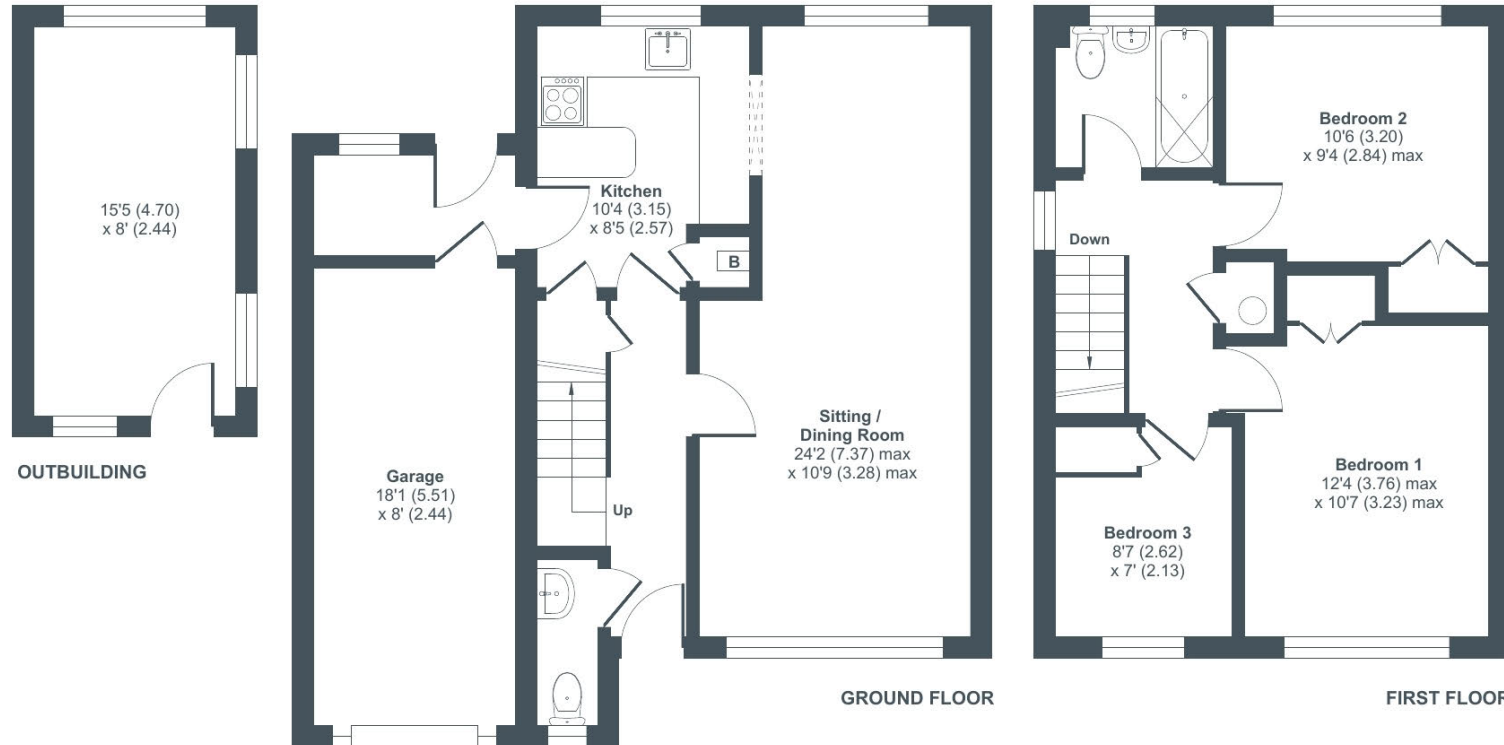




Pembroke Green, Lea, Malmesbury, Wilts, SN16

Approximate Area = 874 sq ft / 81.1sq m
Garage = 145 sq ft / 13.4 sq m
Outbuilding = 123 sq ft / 11.4 sq m
Total = 1142 sq ft / 105.9 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). © nchecon 2023. Produced for Perry Bishop. REF: 1036734



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

