



**ST NICHOLAS YARD, FYFIELD, SN8**  
£800 per month\*

**Carter Jonas**



# ST NICHOLAS YARD, FYFIELD, MARLBOROUGH, WILTSHIRE, SN8

- Pretty courtyard setting
- Two Bedrooms
- Parking
- Shared Garden
- No Pets

## LOCATION

Fyfield is a charming village situated 2 miles west of Marlborough, close to Avebury and the Marlborough Downs. Local to the village is the market town of Marlborough with excellent local shopping including some of the major retailers. Although self-sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail lines to London and M4 connections are at both Swindon and Hungerford.

## THE PROPERTY

The ground floor apartment is situated in a pretty courtyard setting and provides unfurnished accommodation which comprises an entrance hall modern kitchen with larder cupboard and built in electric oven and hob. Living room with electric fireplace. There are two double bedrooms both with ample inbuilt wardrobe storage, shower room and separate cloakroom. Car port parking. Visitor parking. Storage shed. Small shared garden. Electric heating. No Pets

Tenancy Deposit = 5 weeks rent £923.07

Holding Deposit = 1 weeks rent £184.62


A well proportioned two bedroom ground floor apartment set in a quiet position with fantastic walks and within minutes drive of the popular town of Marlborough. Council Tax band: C.





ADDITIONAL INFORMATION

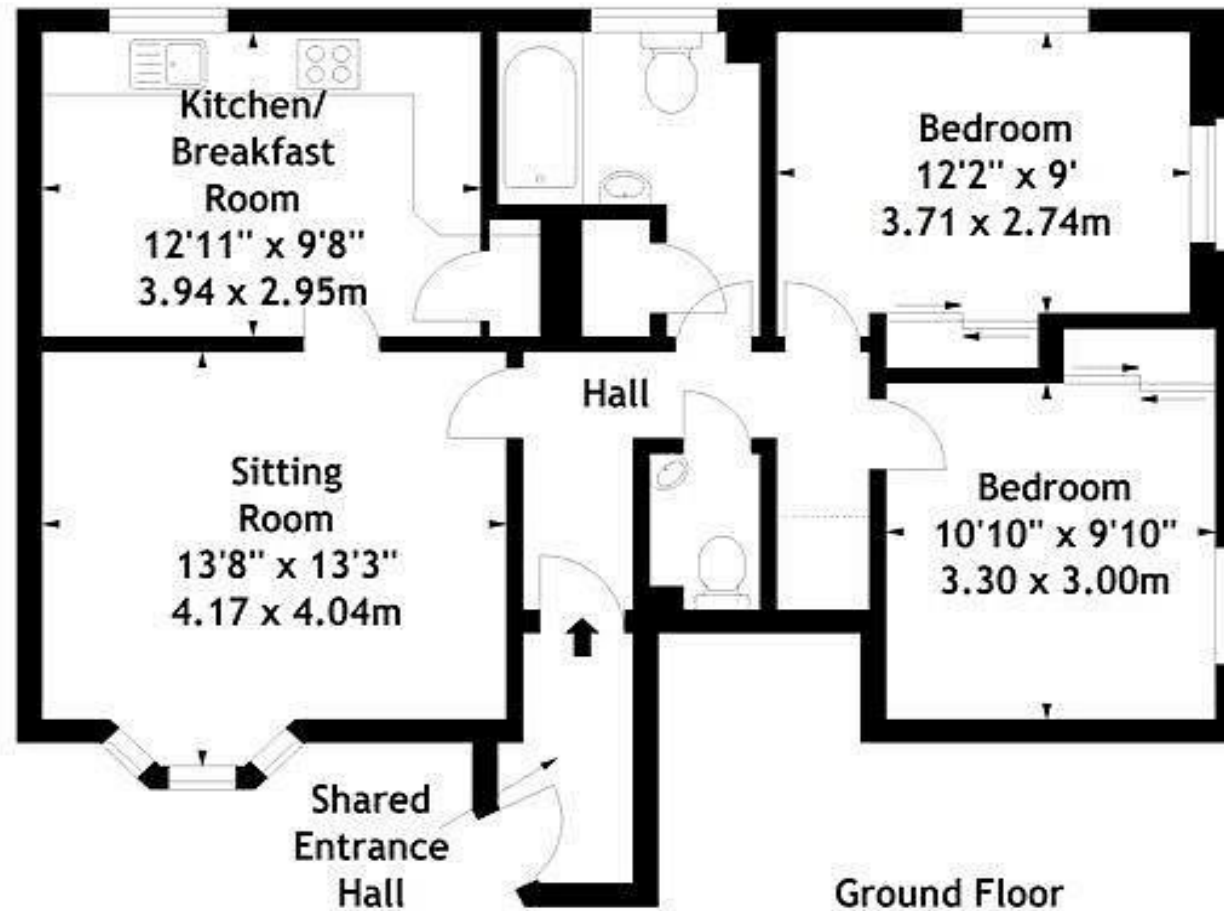
Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(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	





St. Nicholas Yard,  
Fyfield,  
Marlborough, SN8 1PP  
Approx. Gross Internal Area  
724 Sq Ft - 67.26 Sq M



Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only and is not to scale.

**T: 01672 519700**

93-94 High Street, Marlborough, Wiltshire, SN8 1HD  
E: [marlborough@carterjonas.co.uk](mailto:marlborough@carterjonas.co.uk)

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