



**2 ST. JOHNS MEWS  
MARLBOROUGH**

**Carter Jonas**



## 2 St. Johns Mews, New Road, Marlborough, SN8 1ED

### AMENITIES

- Kitchen/Dining Room
- 2 Bedrooms
- Close to town centre
- Underfloor Heating
- Family Bathroom
- Wet Room
- Private Parking

### SITUATION

Marlborough is a thriving and expanding market town with excellent local shopping including some of the major retailers. National retailers include Waitrose and Tesco supermarkets and several quality restaurants including Dans, Pino's, Pizza Express and ASK. In addition, there are the shopping areas in Hillier's Yard and Hughenden Yard.

The leisure centre and golf club provide excellent sporting facilities too. Although self-sufficient, the town is well placed for other towns including Swindon (12miles), Salisbury (22miles) Hungerford (9miles) and Newbury (17miles) and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.

### DESCRIPTION

2 St. Johns Mews is located moments from the High Street, ideally placed for all that Marlborough has to offer. The property is constructed of red brick and tile elevations under a tiled roof, wooden sash windows and private parking to the rear.

Arranged over three floors, you enter the property into a good size entrance hall leading to a Double Bedroom with ensuite wet room featuring a waterfall shower and understairs storage.

On the first floor there is a double bedroom with built in wardrobes and triple sash window. There is also a family bathroom with an overhead shower.

On the second floor, there is a spacious and modern Kitchen/Reception Room featuring wood effect laminate flooring and complemented by high ceilings.

The property is neutrally decorated with new carpet throughout and would make the perfect first-time purchase or buy-to-let investment.

**AN ATTRACTIVE AND WELL POSITIONED 2 BEDROOM TOWN HOUSE LOCATED IN THE CENTRE OF MARLBOROUGH WITH PRIVATE PARKING.**



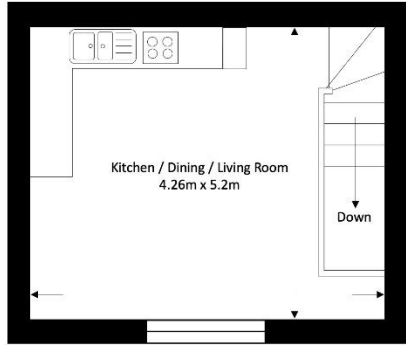
### OUTSIDE

There is one allocated parking space to the rear of the property.

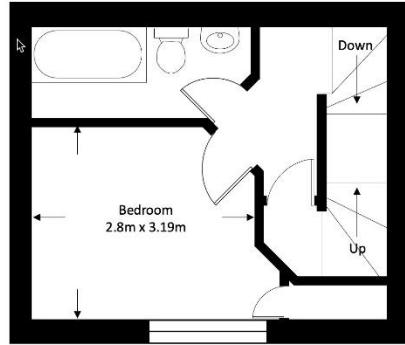
**TENURE** Freehold

**EPC BAND** C

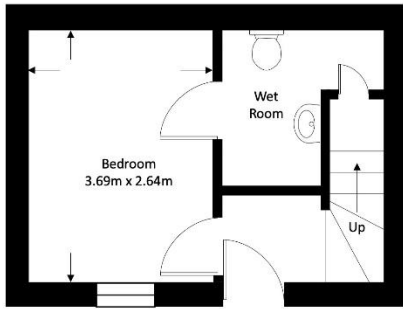
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Second Floor



First Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		90
B (81-91)		
C (69-80)	76	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Classification L2 - Business Data