



CHERRY ORCHARD, MARLBOROUGH, SN8
£1,400 per month*

Carter Jonas

CHERRY ORCHARD, MARLBOROUGH, WILTSHIRE, SN8

- Newly Refurbished
- Three Bedrooms
- Two Bathrooms
- Modern Kitchen
- Utility Room
- Garden
- Pets Considered

LOCATION

Cherry Orchard is a short walk from the High Street, conveniently placed for all that Marlborough has to offer. Marlborough has an established reputation for both the practical and pleasurable necessities of life, with excellent shopping including national retailers such as Waitrose and Tesco supermarkets and several quality restaurants as well as boutique shops, cafes and pubs. Although self-sufficient the town is well placed for the larger centres of Bath, Newbury, Reading and Swindon and is surrounded by beautiful countryside including the Marlborough Downs, Pewsey Vale and Kennet Valley. There are several very good schools including St. John's Academy and the renowned Marlborough College.

THE PROPERTY

This newly refurbished home comprises of a spacious living room with lots of natural light, modern kitchen with built in oven and hob, fridge freezer and dishwasher, a utility room to the rear for white goods and offering access to the garden. The ground floor also benefits from a sleek and modern bathroom with shower over bath. To the first floor there are two double bedrooms, the principal of which has an en-suite shower room. The third bedroom is a single room or could make an excellent office space. The property benefits from large windows throughout bringing in an abundance of natural light. Outside is a garden, mainly laid to lawn, and a useful shed for additional storage. There is a driveway to the front of the house for one car and additional parking is on-street.

The landlord will be looking for a minimum 12-month initial tenancy but would prefer longer.

A newly refurbished three-bedroom semi-detached home with garden and driveway parking within easy reach of Marlborough Town Centre.



Council Tax Band: C (Wiltshire council website for current cost)

EPC: D

The holding deposit for the property will be £323.07 and the deposit £1,615.35, subject to the rent being as advertised at £1,400pcm.

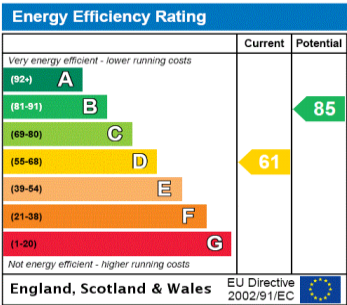
Pets: Strictly on a case-by-case basis

Internet & Mobile: Further information on availability and speeds can be found at Ofcom website.

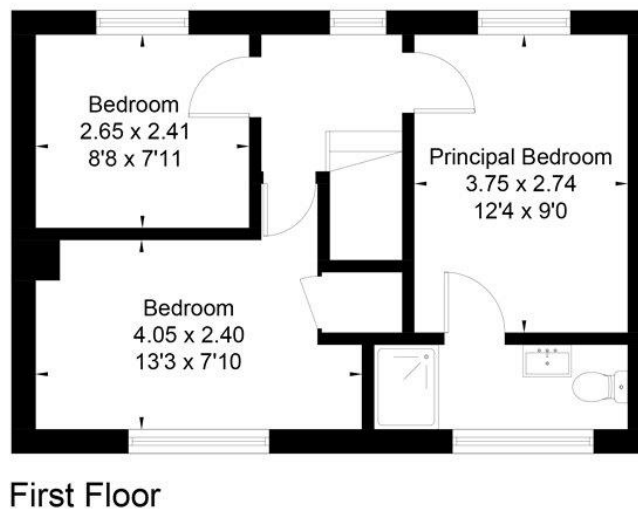
Utility Services: Mains water and drainage, gas central heating and mains electric.

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



Cherry Orchard, Marlborough, SN8
Approximate Area = 822 sq ft / 76.4 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63693

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Classification L2 - Business Data

IMPORTANT INFORMATION

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