



HIGH STREET, MARLBOROUGH, SN8

£2,700 per month*

Carter Jonas

HIGH STREET, MARLBOROUGH, WILTSHIRE, SN8

- 3 Bedrooms
- 2 Bathrooms
- Off-Street Parking
- Private Garden

LOCATION

On the ground floor there is a well-proportioned sitting room with natural limestone floor, fireplace with a woodburning stove and doors opening onto the south-facing garden room. The garden room has an impressive vaulted ceiling and stunning full-height glass windows, bringing in an abundance of natural light.

The kitchen / breakfast room offers a wonderful space in which to entertain guests. The kitchen is fitted with attractive Smallbone shaker-style units, granite worktops, a central island and a stainless steel Rangemaster cooker and there's plenty of space for a dining table. Off the entrance hallway is the downstairs cloakroom / utility room.

Upstairs there are three bedrooms including the generous principal bedroom which enjoyed a well-appointed ensuite bathroom, with corner bath and separate shower unit. There is also a family shower room and large loft providing handy extra storage space.

Services and Material Information

Pets considered strictly on a case by case basis.

There is a maintenance management arrangement with the neighbours for the shared courtyard

Council Tax Band: E (Wiltshire council Website for cost)
EPC D


The Old Coach House is centrally located in the market town of Marlborough. It has been fully renovated and extended to a high standard throughout and is a delightful three-bedroom property with private garden and parking.



The holding deposit for the property will be £623.07 and the deposit £3115.38 subject to the rent being as advertised at £2700 pcm.

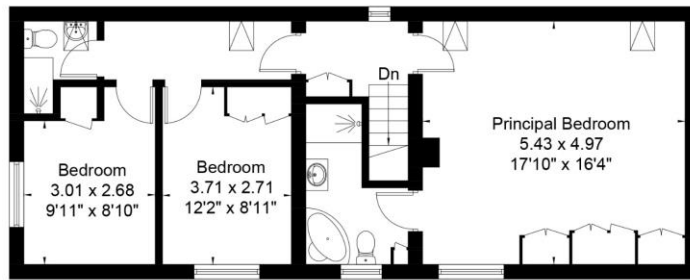
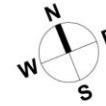
Services: Mains water and drainage and gas fired central heating.

Internet & Mobile: Further information on availability and speeds can be found at Ofcom website. Internet services available are FTTC or ADSL.

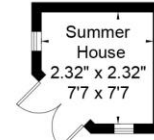
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



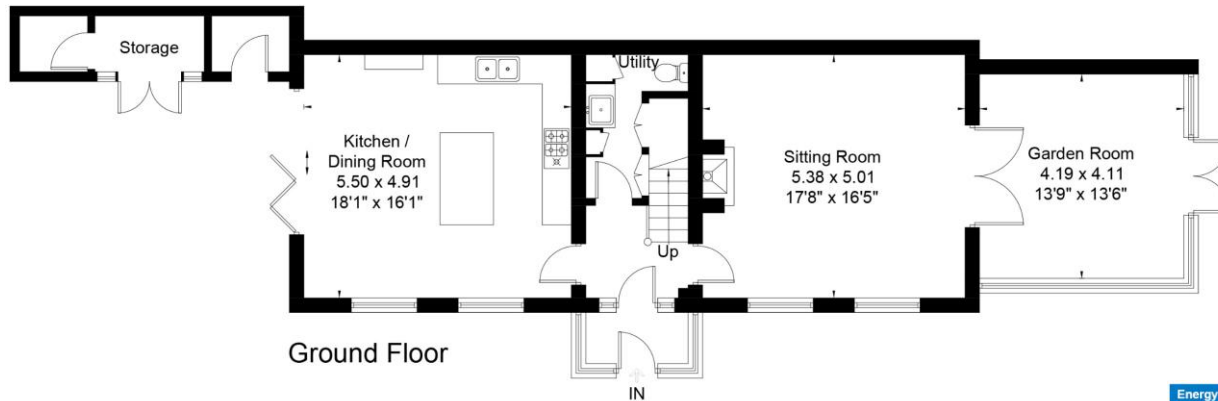
51B High Street, Marlborough, SN8 1HQ
 Approximate Area = 1704 sq ft / 158.3 sq m
 Summer House / Store = 117 sq ft / 10.9 sq m
 Total = 1821 sq ft / 169.2 sq m



First Floor

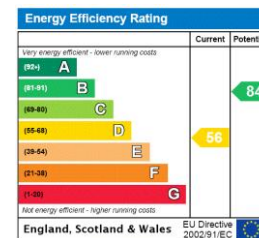


(Not Shown In Actual
Location / Orientation)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 327012



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Classification L2 - Business Data

IMPORTANT INFORMATION

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