



**GEORGE LANE, MARLBOROUGH, SN8**  
£1,600 per month\*

**Carter Jonas**



# GEORGE LANE, MARLBOROUGH, WILTSHIRE, SN8

- Two double Bedrooms
- Nursery/Study
- Kitchen/Breakfast Room
- Rear Garden
- Driveway Parking
- Pets considered

George Lane is perfectly situated a short walk from the bustling High Street of the town centre.

Marlborough is a thriving and expanding market town with excellent local shopping including some of the major retailers. National retailers include Waitrose and Tesco's supermarket and several quality restaurants. In addition, there are the shopping areas in Hilliers Yard and Hughenden Yard. The leisure centre and golf club provide excellent sporting facilities too. The property is also within catchment and walking distance of St John's Academy & St Mary's

This well-presented unfurnished accommodation comprises entrance hall, sitting room with wood burner, utility area with sink, washing machine, downstairs cloakroom, open plan kitchen/breakfast room overlooking the rear garden with inbuilt Fridge/Freezer, dishwasher, gas oven with five ring gas hob. To the first floor: landing with airing cupboard, main bedroom with inbuilt wardrobe, further double bedroom and a study/nursery, family bathroom with separate shower and bath. There is a south facing and well-presented enclosed rear garden along with a useful shed for storage. The property benefits from driveway parking for up to two cars at the front.

Pets are considered strictly on a case-by-case basis

Available for an initial 12 month tenancy.

EPC Rating C.

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

Mains electric, gas and drainage and metered mains water.

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

A charming two/three bedroom terraced property with garden and parking located only a short walk from the High Street.






At a rent of £1,600.00 per calendar month:  
Holding deposit of 1 week's rent £369.00  
Security deposit of 5 weeks rent £1,846.00

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+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Approximate Gross Internal Area  
87.6 sq m / 943 sq ft

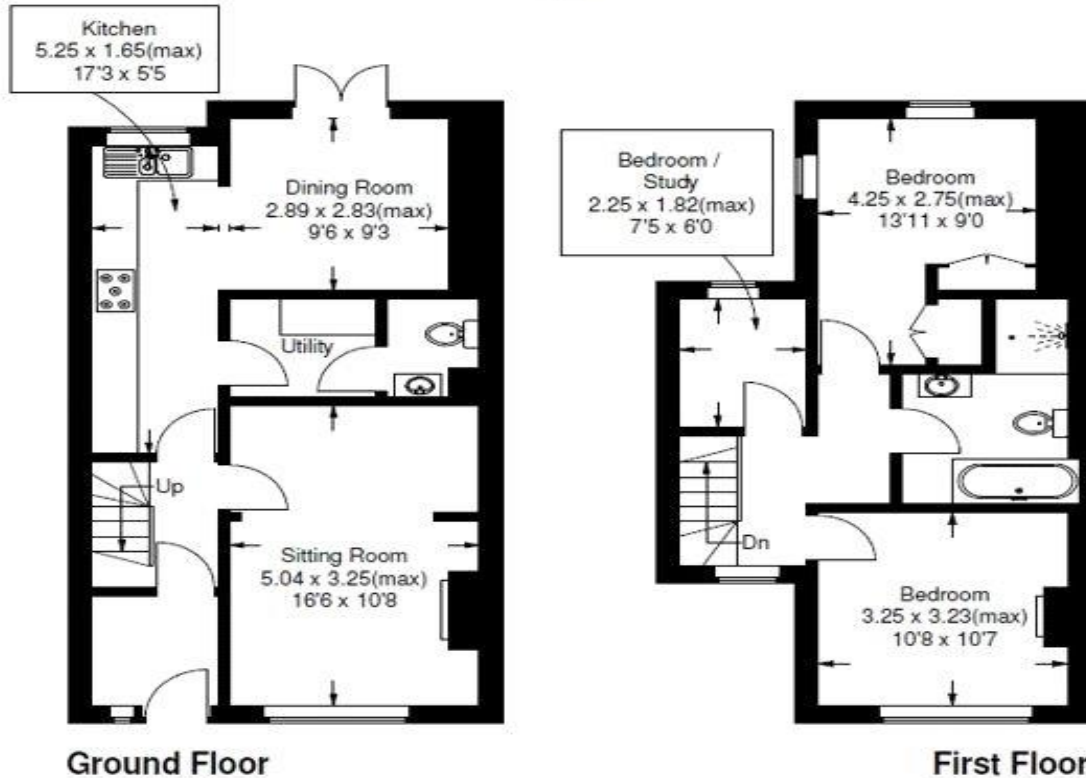


Illustration for identification purposes only, measurements are approximate, not to scale.



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Classification L2 - Business Data

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