



41a HIGH STREET,  
MARLBOROUGH

Carter Jonas



# 41a High Street, Marlborough, SN8 1HQ

AN ATTRACTIVE AND WELL POSITIONED 3 BEDROOM APARTMENT LOCATED ON MARLBOROUGH HIGH STREET WITH PRIVATE PARKING.

## AMENITIES

- Kitchen/Dining Room
- Sitting Room
- Family Bathroom
- Shower Room
- Cloakroom/Utility Room
- 3 Bedrooms
- Car parking space

## 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

41A High Street is a most attractive period property, in a superior town centre location, ideally placed for all that Marlborough has to offer. The property is constructed of flint elevations with some half-timbered walling to the front façade, with red brick and vertical tile elevations to the rear.

The property has two dormer windows to the front, with the remaining windows to the front and rear being casement small pane. Stairs rise from the front door, turning left at the top to the upper hall. The sitting room is generously proportioned, with an attractive Victorian fire surround. To the right is a fully fitted kitchen, utility room and a good size dining area. On this floor is the third bedroom, a shower room and stylish bathroom. On the second floor are two double bedrooms serviced by a shower room. The property is well presented in a neutral colour palette, and retains many period features.



The property is approached from the High Street to the front door, with access to the carpark under the archway into Old Lion Court.

## OUTSIDE

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

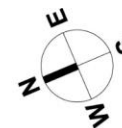
**TENURE** Leasehold - 125 years from 1 January 2016

**EPC BAND** E.

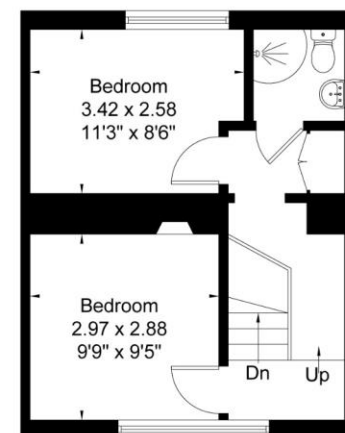
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



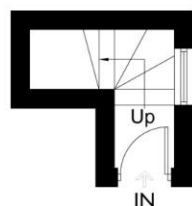
High Street, Marlborough, SN8  
 Approximate Area = 1219 sq ft / 113.3 sq m  
 Including limited Use Area (42 sq ft / 3.9 sq m)



First Floor



Second Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards  
 fourwalls-group.com 311448

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Classification L2 - Business Data