



LONDON ROAD,  
MARLBOROUGH

Carter Jonas

# 16 LONDON ROAD, MARLBOROUGH, SN8 1PH

**A WELL-PRESENTED TWO BEDROOM TERRACE COTTAGE WITH PARKING, LOCATED A SHORT WALK FROM MARLBOROUGH HIGH STREET.**

## AMENITIES

- Sitting Room
- Kitchen
- Dining Room
- Family Bathroom
- Two Double Bedrooms
- Garden
- Parking
- Close to Town Centre

## SITUATION

Marlborough is a vibrant market town with the high street enjoying the mantle of 'the widest high street in England'. Recently ranked second best shopping destination in the UK, the town offers a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as a newly opened cinema at The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. The town features annual Jazz and literary festivals, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns and city's including Swindon, Bath, Salisbury, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Pewsey, Great Bedwyn, Swindon and Hungerford.

## DESCRIPTION

16 London Road is a charming mid-terrace house close to the town centre of Marlborough. The property comprises of rendered elevations under a tiled roof relieved by double glazed windows.

Well-presented throughout, the house has been cleverly extended to create a stunning home offering flexible living space. The cosy sitting room features a lovely fireplace and opens onto the cottage style kitchen with integrated washing machine, dishwasher, oven and hob. Beyond the kitchen is a useful dining area which could be utilised as a home office and has a door opening out the rear garden.

Completing the downstairs accommodation is the newly fitted family bathroom which has been fitted with quality sanitaryware. On the first floor are two generously proportioned double bedrooms, with the main bedroom benefitting from having built in wardrobes. The property would make an ideal first time buyer purchase or could be a buy to let and has been previously rented out, achieving a monthly rental figure of £1,040 per month.



## OUTSIDE

To the rear of the property is a lovely private garden which is mainly laid to lawn and a paved area provides a seating area. There is a brick built store and a timber gate provides access to the parking area for one car.

**TENURE** Freehold

**EPC BAND** D.

**GUIDE PRICE:** £265,000 (Subject to Contract)

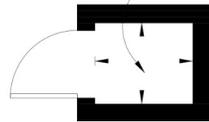
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



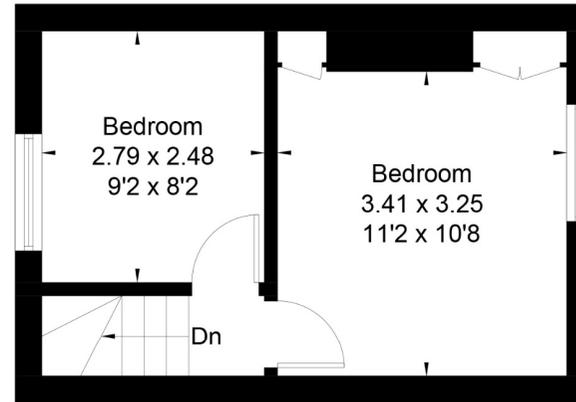
Approximate Floor Area = 69.9 sq m / 752 sq ft (Excluding Shed)



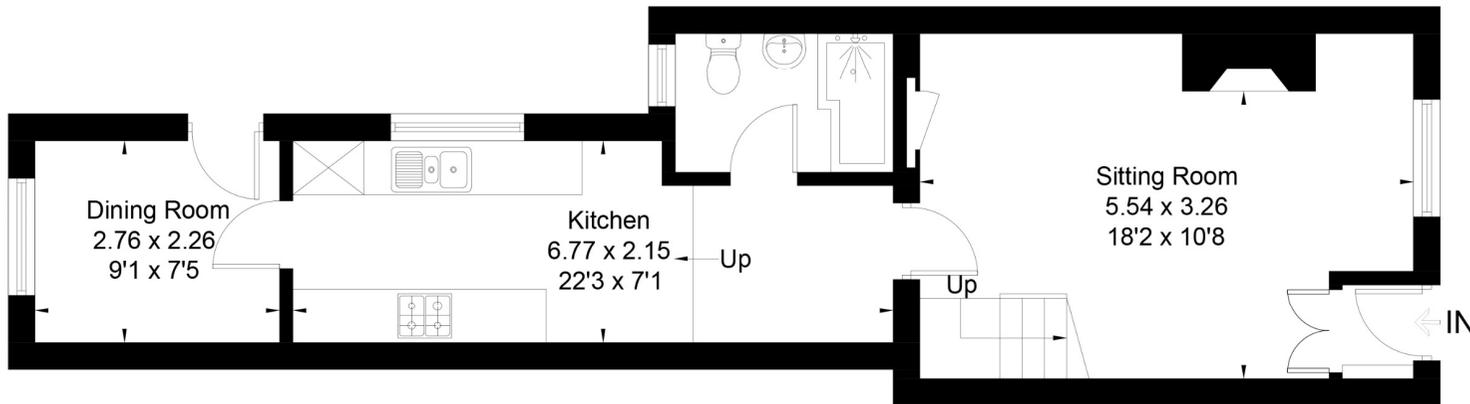
Shed  
1.11 x 0.89  
3'8 x 2'11



(Not Shown In Actual  
Location / Orientation)



## First Floor



## Ground Floor



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 #61673

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### IMPORTANT INFORMATION

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Classification L2 - Business Data