



VESPASIAN ROAD
MARLBOROUGH

Carter Jonas

8 VESPASIAN ROAD, MARLBOROUGH, SN8 2FB

AMENITIES

- Modern kitchen
- Sitting room
- Three bedrooms
- Family bathroom
- Garden
- Allocated parking

SITUATION

8 Vespasian Road is situated on the edge of a quiet residential area and whilst on the outskirts of Marlborough, it is within easy reach of the town centre. 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. There is a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping discovered off the historic high street and the newly opened Parade cinema offers mainstream movies and delicious food. Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

8 Vespasian Road is a three-bedroom mid-terrace modern property of red brick elevations under a tiled roof and relieved by double glazed UPVC double glazed windows.

This ready to go home is immaculately presented and enjoys a lovely feeling throughout, offering generously proportioned space over two floors.

On the ground floor is an entrance hall leading to a good-sized sitting room with French doors opening out to the rear garden. The modern Howdens kitchen has a great range of wall and floor mounted units, four ring gas hob, tiled splashback, and plenty of storage space. There is also a downstairs cloakroom.

Upstairs, the main bedroom is situated to the rear of the property and looks out over the garden. There are two further bedrooms (one double and one single) and all bedrooms are served by the well-appointed family bathroom.

A BEAUTIFULLY PRESENTED THREE-BEDROOM TERRACED HOUSE LOCATED ON THE EDGE OF MARLBOROUGH.



OUTSIDE

Approached via a pathway from the road, the property enjoys a quiet spot within the development and overlooks a grassed area to the front. The rear garden is enclosed by wooden fencing to the side and a brick wall to the rear and offers a private feel. The garden is part paved, part gravel and has raised border to both sides with a great selection of plants and shrubs. There is a paved seating area for sitting out and enjoying the sunshine. There is direct access from the rear of the garden to the allocated parking space.

GUIDE PRICE: £325,000 (Subject to Contract)

SERVICES AND MATERIAL INFORMATION

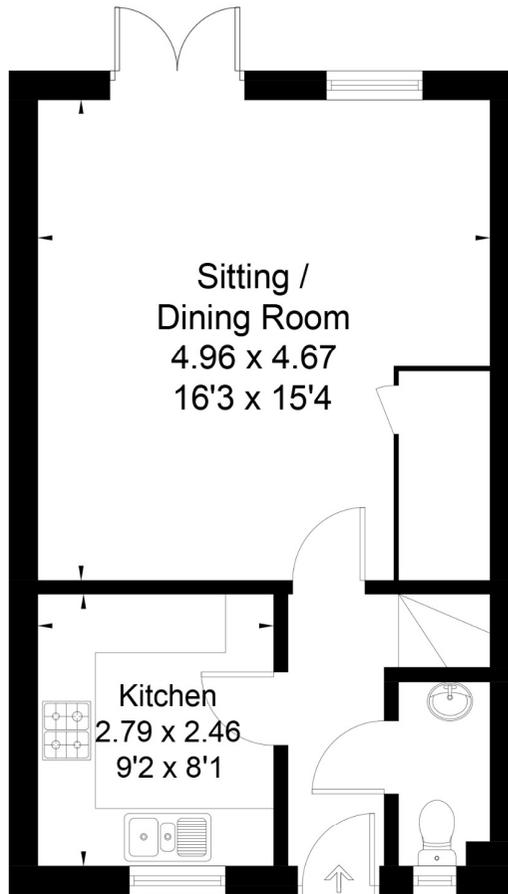
- Freehold
- Mains water, mains drainage, mains gas central heating
- Council tax band: D - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

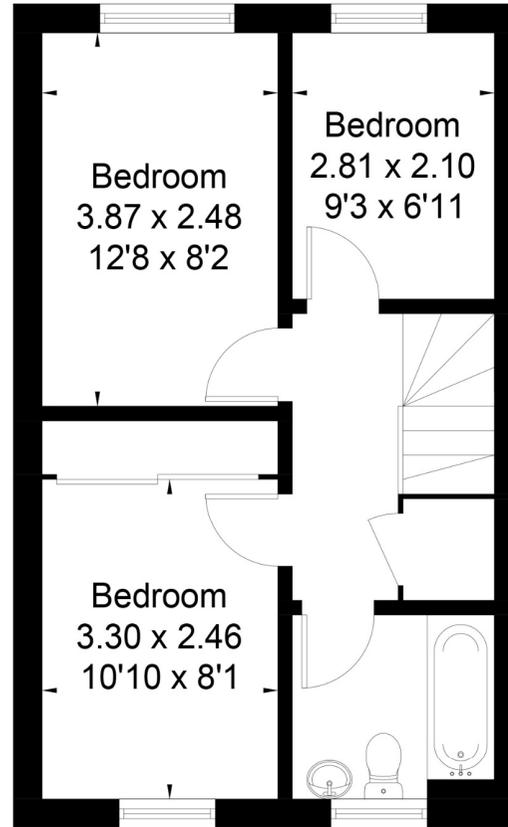
Classification L2 - Business Data



Vespasian Road, Marlborough, SN8
Approximate Area = 798 sq ft / 74.2 sq m



Ground Floor



First 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 #64953

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IMPORTANT INFORMATION

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