



**GALES GROUND,
MARLBOROUGH**

Carter Jonas

11 GALES GROUND, MARLBOROUGH, SN8 2RS

AMENITIES

- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Utility Room
- Three Bedrooms
- Family Bathroom
- Garden
- Garage and Parking

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

11 Gales Ground is a well-presented three bedroom detached home of red brick elevations under a tiled roof and relieved by double glazed windows throughout.

There are generous reception areas, including sitting room with electric fireplace, an open plan kitchen/dining room and a conservatory with insulated roof, meaning it can be enjoyed all year round. There is a very useful utility room and a cloakroom completing the downstairs accommodation.

Upstairs there are three double bedrooms with built in wardrobes, all of which are served by the well-appointed family bathroom, with vanity unit providing ample storage.

The property is decorated in a neutral colour palette throughout and is very light and bright. It would make an ideal family home and is offered in move-in ready condition.

AN IMPRESSIVE AND WELL-PRESENTED THREE BEDROOM DETACHED HOUSE LOCATED WITHIN WALKING DISTANCE OF MARLBOROUGH HIGH STREET.



OUTSIDE

To the rear of the property is a west facing garden, perfect for enjoying the afternoon sun and is laid to paving and gravel for easy maintenance. There is a large timber built shed for storage and a garage, which has been partly converted and insulated, so could be utilised as a home office. To the front of the property is parking for two vehicles, as well as a car port.

TENURE Freehold

EPC BAND D.

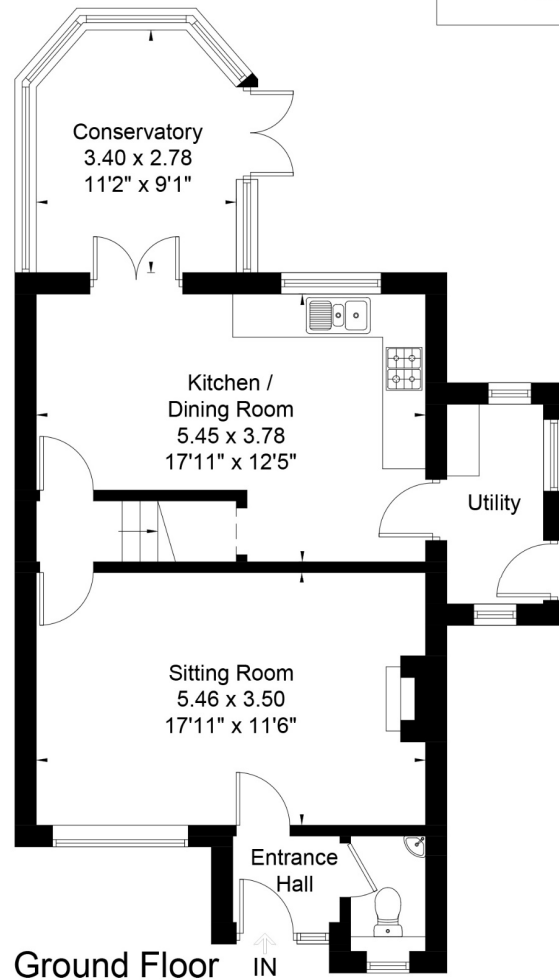
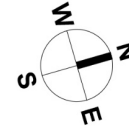
GUIDE PRICE: £450,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



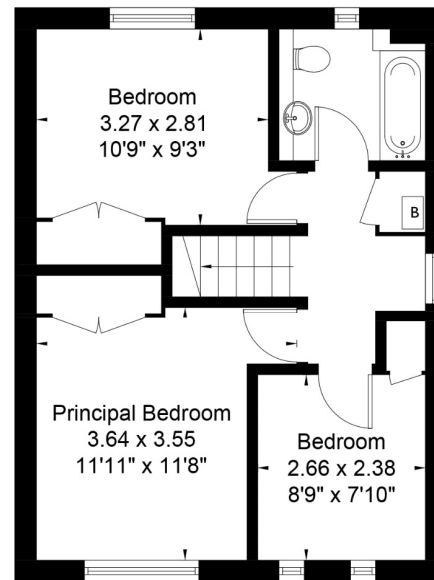
Classification L2 - Business Data

Gales Ground, Marlborough, SN8
 Approximate Area = 1096 sq ft / 101.8 sq m
 Garage = 129 sq ft / 12 sq m
 Total = 1225 sq ft / 113.8 sq m



Ground Floor

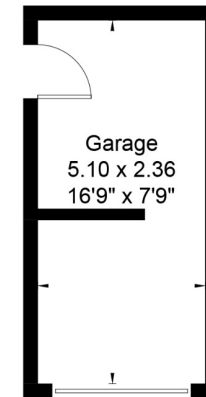
[Dashed line] = Reduced head height below 1.5m



First Floor

SERVICES AND MATERIAL INFORMATION

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



(Not Shown In Actual
 Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards
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