



**FIVE STILES ROAD,
MARLBOROUGH**

Carter Jonas

12 FIVE STILES ROAD, MARLBOROUGH, SN8 4BE

AMENITIES

- No onward chain
- Town location
- Generous sized garden
- Three bedrooms
- Potential to extend (STPP)
- Internal updating required

DESCRIPTION

A fantastic opportunity to modernise and add value - this three bedroom end of terrace home occupies a generous plot with an exceptionally large rear garden and offers exciting potential to extend, subject to the usual planning permissions.

The accommodation is well arranged and well proportioned, with approximately 1,165 sq ft of internal space. The ground floor comprises a welcoming reception room with feature fireplace, a separate dining room opening into a garden facing conservatory, and a fitted kitchen enjoying views over the rear garden. A useful ground floor WC completes the layout, with additional storage throughout.

Upstairs, there are three bedrooms, including two generous doubles and a further single bedroom, along with a family bathroom. The layout provides excellent scope for reconfiguration or enlargement, whether by extending to the rear or into the loft space (subject to planning).

One of the home's standout features is the exceptionally large rear garden, which extends well beyond the footprint of the house and is mainly laid to lawn with established shrubs, mature boundaries and multiple seating areas. This outdoor space offers tremendous lifestyle appeal, ideal for keen gardeners, families or those seeking room to extend and create a substantial family home.

Externally, the property benefits from its end of terrace position, providing greater privacy and additional scope compared to neighbouring homes. While the house now requires general internal updating, it presents a superb blank canvas for buyers looking to put their own stamp on a well located property with significant upside.

An excellent opportunity for owner occupiers, investors or developers alike, early viewing is highly recommended to appreciate the space, setting and long term potential on offer.

A THREE BEDROOM END OF TERRACE HOME OFFERED WITH NO ONWARD CHAIN, WITH A GENEROUS SIZED GARDEN AND POTENTIAL TO EXTEND, SUBJECT TO PLANNING.



SITUATION

Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and supermarkets and boasts a number of good quality restaurants such as Franklyn's Bistro, Pino's, Dan's and Ask. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in the town. The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.

OFFERS OVER: £300,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

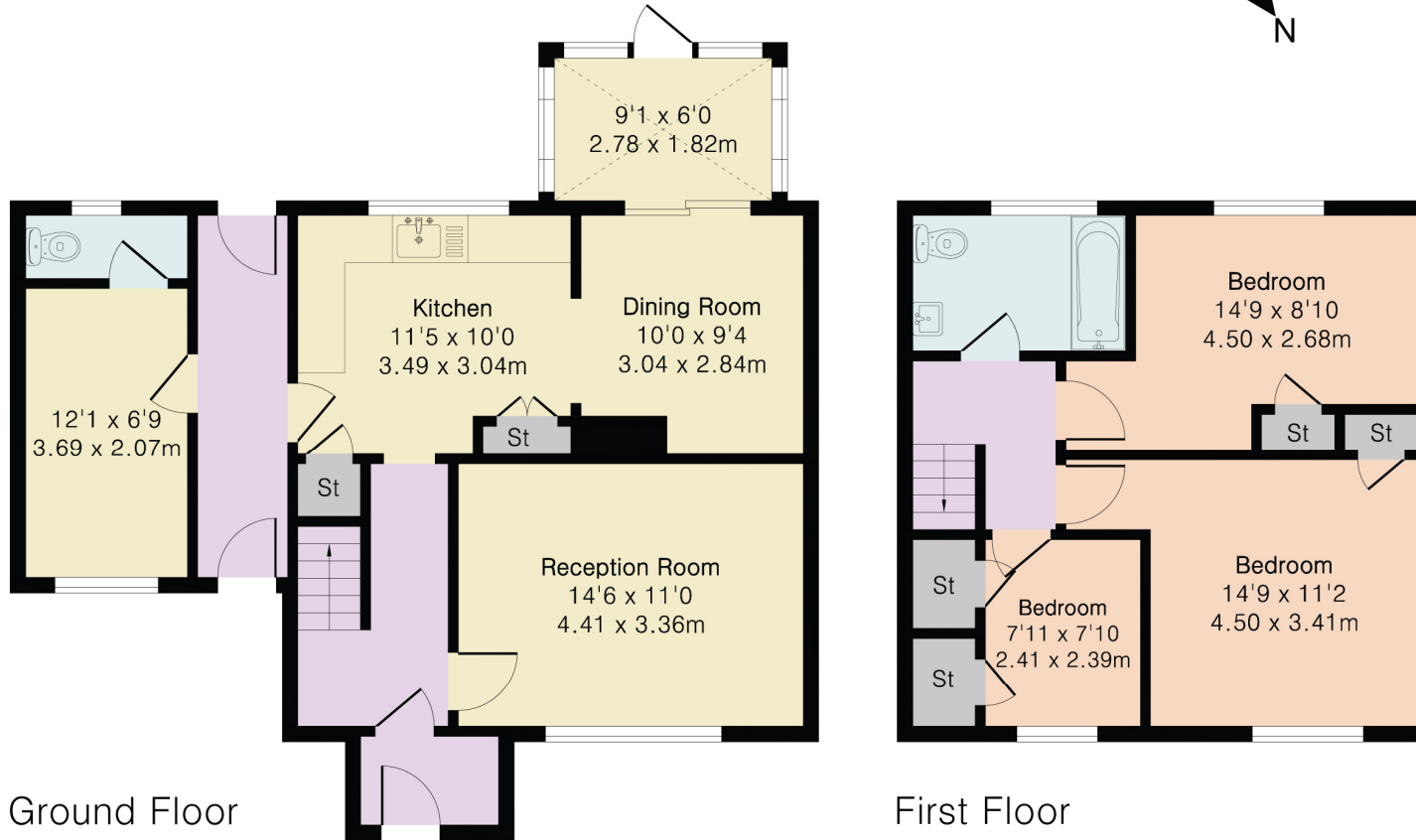


Classification L2 - Business Data

Approximate Gross Internal Area 1165 sq ft - 108 sq m

Ground Floor Area 711 sq ft – 66 sq m

First Floor Area 454 sq ft – 42 sq m



Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data