



**Town living made easy**  
£265,000

**Winkworth**





LONDON ROAD, MARLBOROUGH, SN8 2AA




  
 2 2 1 1

**Available with No onward chain.**

**Two bed end terrace with a parking space, located within minutes of the high street of Marlborough.**

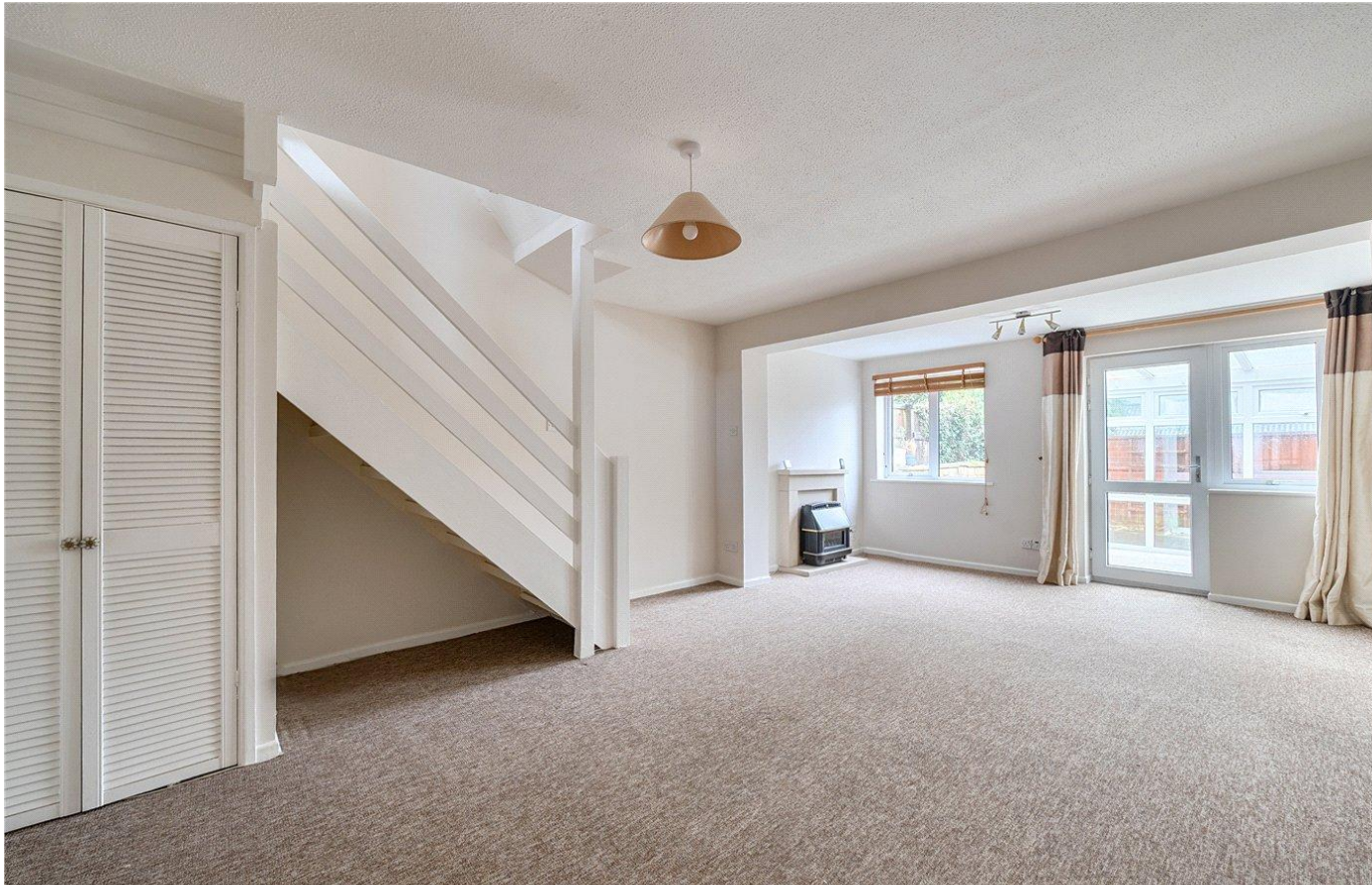
This well-presented, two-bedroom end-terrace home is ideally located within easy walking distance of the town centre, offering convenient access to shops, cafés, transport links, and local amenities.

The property which has been decorated throughout features a practical kitchen space with ample cupboards to include dishwasher, washing machine, fridge freezer and cooker, spacious living/dining room and conservatory, two well-proportioned bedrooms and a modern bathroom, making it ideal for first-time buyers, downsizers, or investors. As an end-terrace, the home benefits from added privacy, with side and back access.

Externally, the property offers low-maintenance outdoor space, perfect for relaxing or entertaining. The back gate leads out to a parking space and shed. With its central location and manageable size, this home presents an excellent opportunity for those seeking town-centre living.







#### At a Glance:

- Available with no onward chain
- End terrace with back access
- Kitchen with white goods
- Spacious living/dining room
- Conservatory
- Two double bedrooms
- Bathroom
- Rear garden with shed
- Parking space
- Close to the town

Services: Mains water and drainage, electric and gas central heating.

EPC:D

Council Tax:C

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

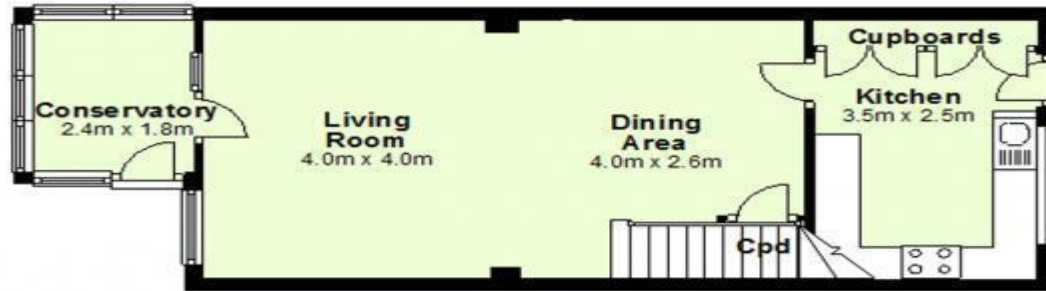




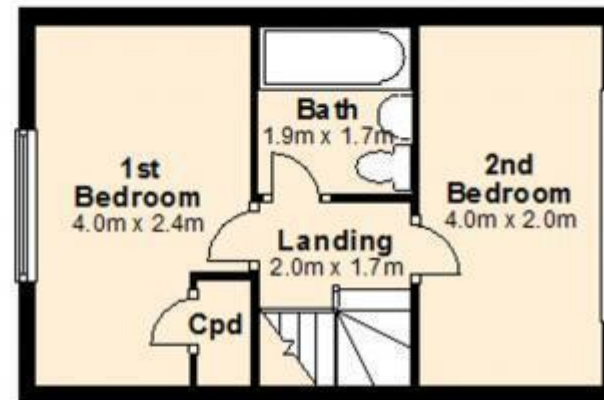
Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket, good restaurants with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. 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 town with shooting, fishing and flying within easy distance. Racing at Newbury.

In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.





**Ground Floor**



**First Floor**