



**Ideal First Time Purchase - No Onward Chain**

Guide Price £280,000





## LONDON ROAD, MARLBOROUGH, SN8 2AP

**2-bedroom terraced house with a maintenance free garden, off-street parking, and a garage. The property is perfect for families or professionals looking for a comfortable home.**

Introducing this 2 bedroom terraced house arranged over 3 floors boasting a re-fitted modern kitchen and situated in a sought-after location, offering a wonderful living experience. As you step inside, you are greeted by a warm and inviting living room with attractive fireplace which provides a cosy space to relax and unwind, while the well-appointed kitchen is perfect for preparing delicious meals. The property also benefits from a well maintained garden, providing outdoor space to enjoy the fresh air. With private off-street parking and a garage, parking should not be an issue. Conveniently located, this property offers easy access to local amenities, schools, and transport links. Whether you are a first-time buyer or looking to downsize, this terraced house is an excellent opportunity not to be missed. Contact us today to arrange a viewing and discover your new home.

### At a Glance:

- Living Room
- Modern Fitted Kitchen
- Two Bedrooms
- Bathroom
- Private off Road Parking
- Garage

Services: Mains water and drainage, electric and gas.

Council Tax: C

EPC: E



## LOCATION

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 and Rick Stein restaurant 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.

Directions:

what 3 words

<https://w3w.co/tycoons.eyepieces.hillside>

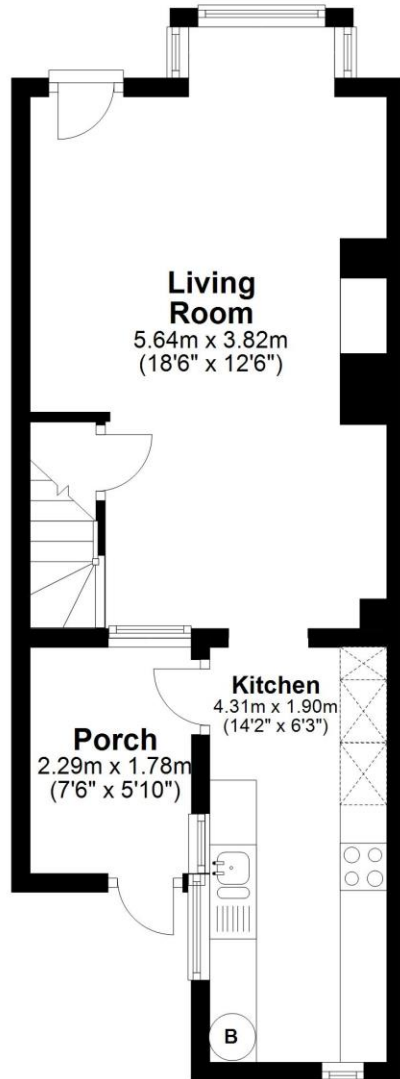
Address: 104 London Road, MARLBOROUGH, SN8 2AP

RRN: 0300-2012-9390-2594-1315



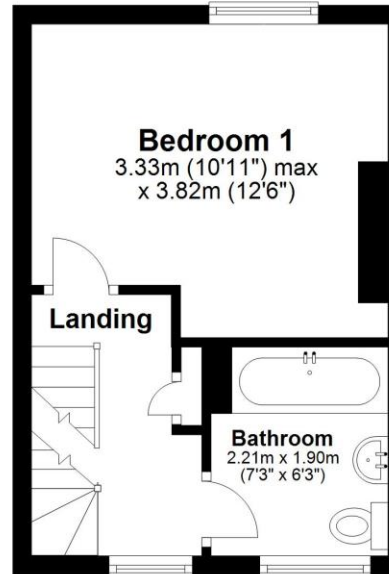
### Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



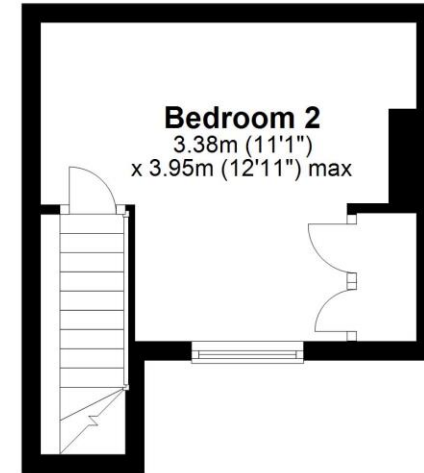
### First Floor

Approx. 21.6 sq. metres (232.0 sq. feet)



### Second Floor

Approx. 14.7 sq. metres (158.6 sq. feet)



Total area: approx. 72.7 sq. metres (782.8 sq. feet)

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