



**Great First Home!**

£260,000

**Winkworth**



UPPER ISBURY, MARLBOROUGH, SN8 4AY



  
 2 2 1

**Two bed semi detached house within walking distance of Marlborough High street.**

A great opportunity to put your stamp on your new home!

Just a short walk to Marlborough high street and great for accessing the local schooling with St Mary's and St Johns just a few minutes away.

This two-bed semi detached is available with NO ONWARD CHAIN.

The accommodation comprises kitchen with door to the side of the house, spacious living room with sliding doors to the conservatory. Upstairs are two double bedrooms and a bathroom.

The front is lawned but could be off street parking STPP. There are two outbuildings at the side of the house, and the garden has two terrace areas which lead up to a large lawn area.

Requiring modernisation throughout.





#### At a Glance:

- Available with no onward chain
- Living room
- Kitchen
- Conservatory
- Two bedrooms
- Bathroom
- Two outbuildings

Services: Mains water and drainage, Electric and Gas central heating.

EPC:C

Council Tax Band: C





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 76 C      |
| 55-68 | 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 and an excellent choice of 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. The town features a literary festival and has its own cinema. 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.



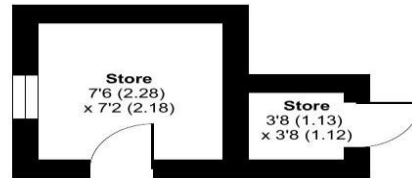
## Upper Isbury, Marlborough, SN8

Approximate Area = 812 sq ft / 75.4 sq m

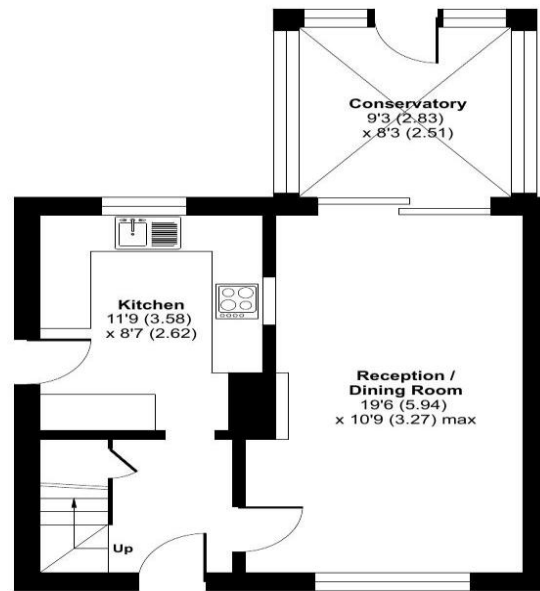
Outbuildings = 67 sq ft / 6.2 sq m

Total = 879 sq ft / 81.6 sq m

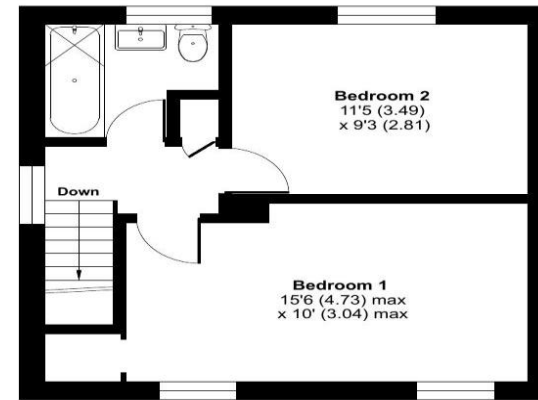
For identification only - Not to scale



OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026. Produced for Rutherfords Property Limited. REF: 1522212