



Detached Three Bedroom Property in Central Marlborough

Guide Price £525,000

Winkworth

18 RIVER PARK, MARLBOROUGH, SN8 1NH



Available with no onward chain, this three bedroom detached house is located in the much sought after River Park, only a stone's throw from Marlborough High Street.

Being located looking down the road, this three bedroom detached home occupies a corner plot. The accommodation briefly comprises of the entrance hall with access to the garage and cloakroom, kitchen with space for a table and chairs and patio doors that lead out to the garden, dining room with doors leading into the conservatory, and good size lounge with open fireplace. Upstairs you will find three good size bedrooms and bathroom with bath and overhead shower.

To the front there is driveway parking and a single garage, and front garden with side access. The rear garden is mainly laid out lawn with a gravel pathway and mature trees. The property is in need of some modernisation to create a beautiful family home in this sought-after location.

The position is most enviable with Marlborough's historic High Street on the doorstep, with Waitrose and the local doctor's surgery only a short level walk away. There is also a delightful view over rooftops and up to St Peter's church to the rear.

At a Glance:

- No Onward Chain
- Three Reception Rooms
- Downstairs WC
- Three Bedrooms
- Rear Garden
- Garage and Driveway Parking

Services: Mains Drainage, Electric and Gas Heating

Council Tax: E

EPC: D

Local Authority: Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN. Tel: 0300 4560100



LOCATION

Marlborough is a downland market town, renowned for its schooling at all levels. With one of the widest High Streets in England, it offers a cafe culture and a myriad of retail outlets, both national and independent that makes shopping here a pleasure. As an active and caring community there are clubs, societies and leisure activities galore. Set in an Area of Outstanding Natural Beauty, the town also has an interesting historical heritage just waiting to be explored.

The town offers a literary festival and the renowned 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.

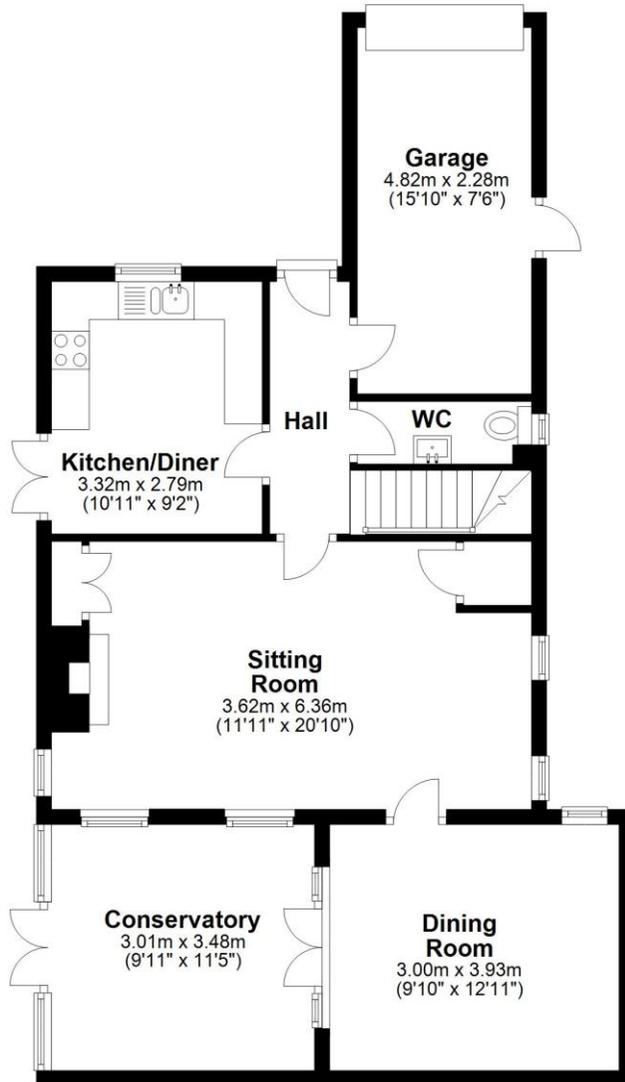
Easy access to major towns including: Swindon (12 miles), Newbury (17 miles) & Salisbury (22 miles). The M4 (J15) is 7.9 miles and 3 major stations for Paddington including (1 Hr) from Great Bedwyn (6.8 miles).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

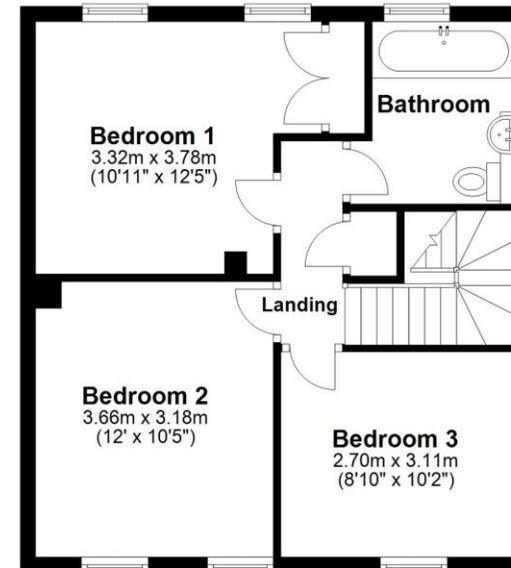


Ground Floor
Approx. 77.4 sq. metres (833.2 sq. feet)



First Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



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