



Terraced Cottage £225,000

Herd Street, Marlborough, SN8 1

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2 Bedroom Cottage

Marlborough, Wiltshire

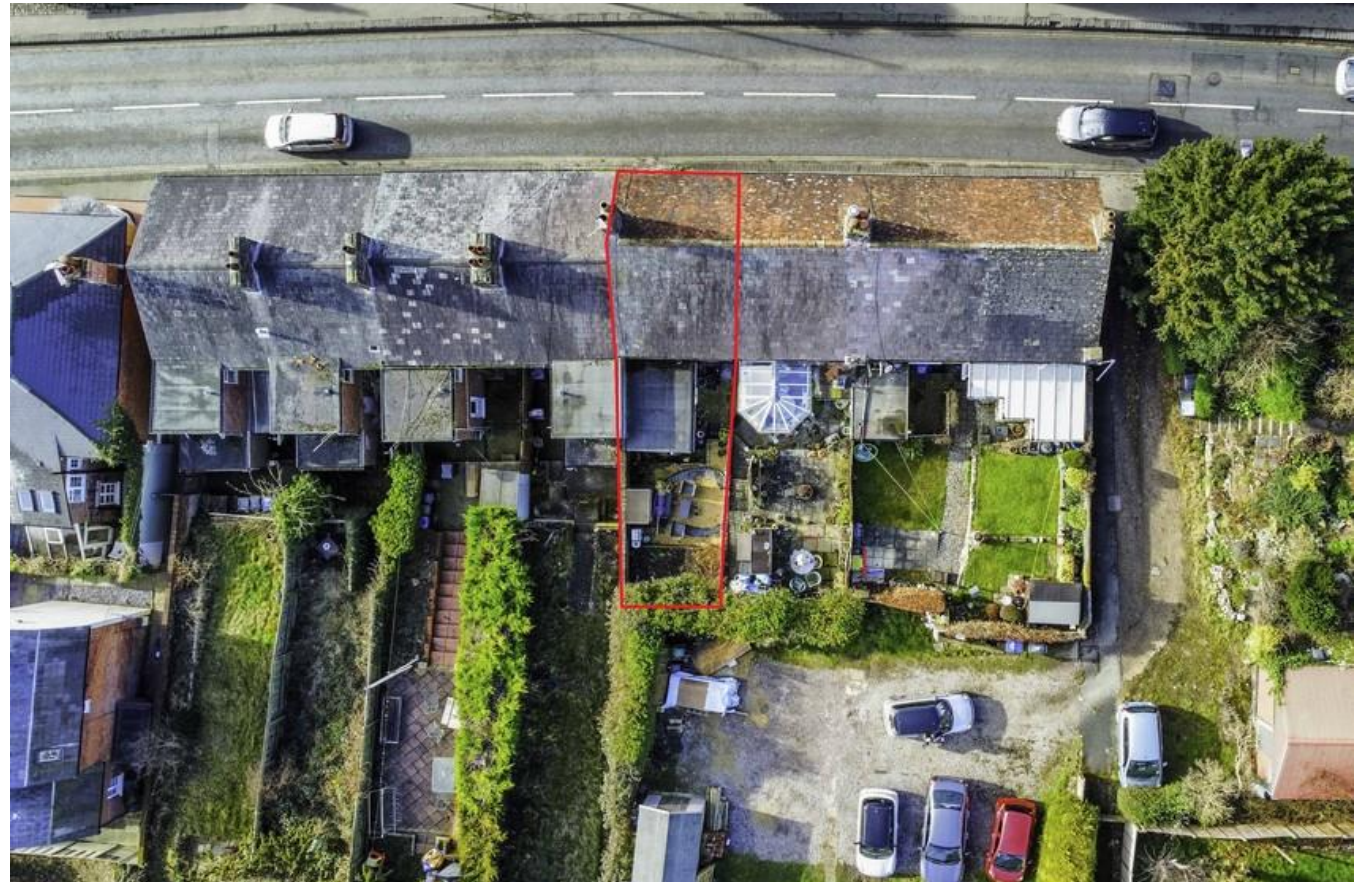
- Grade II listed Character Cottage
- Chain Free
- Investment Opportunity

A charming Grade II listed cottage offers well-presented accommodation over two floors it was completely renovated in 2014. Located on the ground floor is a well proportioned living room, with open fireplace and exposed wooden beams with an open tread staircase to the first floor. Door to fully fitted kitchen/breakfast room, separate utility room and family bathroom. The first floor offers two double bedrooms. From the rear door there is access to the cottage garden.

Property description

LOCATION

Marlborough is an historic market town and provides a range of shopping and leisure facilities including a twice weekly market and a Rick Stein restaurant. The area is well served with excellent schools including St John's Academy, Marlborough College, Dauntsey and St. Francis. There are main line stations to London Paddington and the South West at Pewsey, Great Bedwyn (both about 5 miles) and Hungerford (about 10 miles). The major commercial centres of Swindon, Andover and Newbury plus the M4, A303 and M3 are within easy reach. The countryside surrounding the town is designated as an Area of Outstanding Natural Beauty and includes the nearby Savernake Forest and the National Cycle Path.



DESCRIPTION

The cottage was fully renovated in 2014 which included:
New roof coverings to both the main house and rear extension
New gas central heating system and combi boiler (fully serviced with landlords' gas safety certificate in place as per current tenancy requirements)
New windows (front and rear)
An EICR check was made in April 2021 (completed as per current tenancy requirements)

LIVINGROOM

14' 8" x 13' 6" (4.47m x 4.11m) Accessed from the front door the room has exposed wooden beams an open fireplace and an open tread staircase to the first floor landing

KITCHEN/ BREAKFAST ROOM

14' 8" x 8' 5" (4.47m x 2.57m) Door from living room fitted electric oven and hob a range of fitted units and work surfaces, door to utility room

UTILITY ROOM

7' 3" x 6' 6" (2.21m x 1.98m) Plumbing for washing machine and dishwasher, fitted work surface and half glazed door to garden and bathroom

BATHROOM

Fully tiled with white bathroom suite including vanity unit , low level WC, bath with shower attachment over and glass shower screen

BEDROOM ONE

14' 6" x 11' 2" (4.42m x 3.4m) Window to front and exposed beams

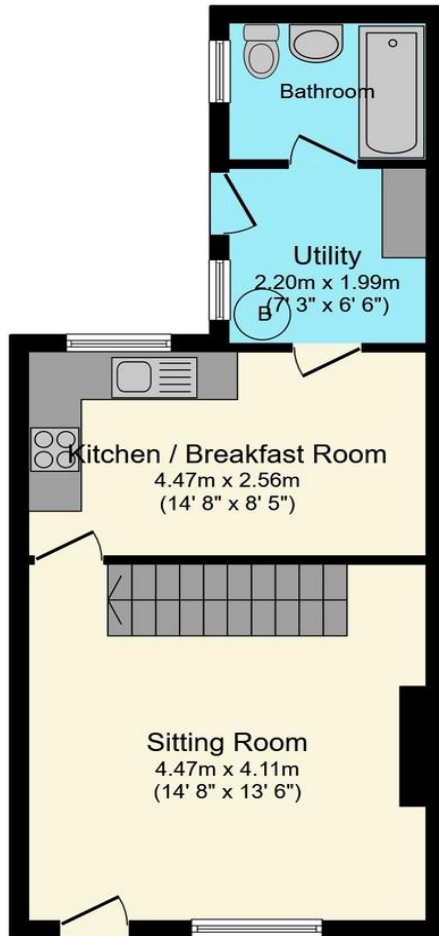
BEDROOM TWO

14' 6" x 8' 5" (4.42m x 2.57m) Window to the rear and exposed beams

REAR GARDEN

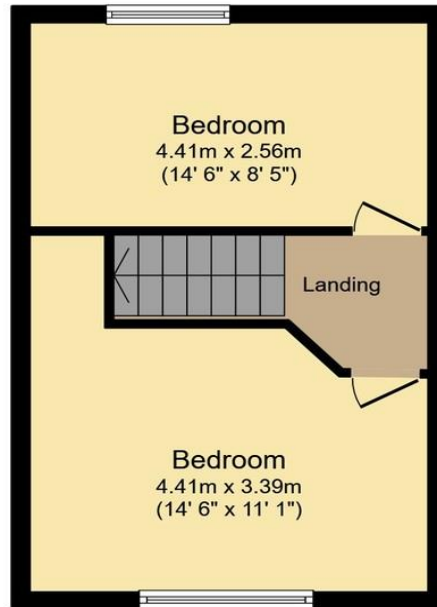
Steps to well tended cottage garden





Ground Floor

Floor area 41.4 sq.m. (446 sq.ft.) approx



First Floor

Floor area 32.2 sq.m. (346 sq.ft.) approx

Total floor area 73.6 sq.m. (792 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Paul Gregory

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