



**36 Vespasian Road, Marlborough,**  
Wiltshire SN8 2FB

**birkmyre**  
property consultants

## A well presented three bedroom house set at the edge of town with lovely views

- Well presented light and airy accommodation
- Close to open countryside with lovely views but easy access to Town Centre
- Three bedrooms, main en suite shower room
- Private garden and allocated parking

### Location

St Johns Park is a popular development on the eastern outskirts of the town, there is a footpath providing a shortcut linking St Johns Park to Elcot Lane and providing a pleasant walk to the High Street. Marlborough is an historic market town located 11 miles south of Swindon, 10 miles from Hungerford and 18 miles from Newbury. The town provides excellent shopping facilities together with a twice-weekly market, numerous cafes, restaurants and pubs and those with country and leisure pursuits are also well catered for (Golf Club and Leisure Centre).

There is a wide range of both state and private schooling in the area including St John's School and Marlborough College. The M4 Motorway (J15) is approximately 10 miles distance providing fast road access to London, Bristol, and the West Country and rail links can be found in the nearby villages of Pewsey and Great Bedwyn with both offering services to London Paddington.

### Description

This attractive terraced house was completed by Crest Nicholson in 2013 and offers bright and light accommodation set out over two floors. The layout is well planned including a cloakroom, a generous living room and kitchen on the ground floor and three bedrooms, one with an ensuite shower room and a family bathroom on the first floor.

**Entrance Hall** with wood effect floor leads to the **Kitchen** with a range of wall and floor units under a wood effect worksurface incorporating a 1 ½ bowl stainless steel sink, a 4-ring gas hob with electric oven and extractor above and space for fridge freezer. To the other side of the Hall is the **Cloak room/Utility** with wc, hand basin and space and plumbing for a washing machine. The **Sitting/Dining Room** has wood effect flooring with understairs storage and French doors to the garden.

Stairs lead to the first floor landing with cupboard and hatch to loft. The **Main Bedroom** is carpeted with built-in wardrobes and **ensuite Shower room**. There is a **Double Bedroom** and a **Single Bedroom** both carpeted. The **Family Bathroom** has a hand basin, wc and a bath with shower attachment and stone tiled walls.

### Outside

The front door is approached via a wide path through a lawned area. To the rear there are

two dedicated parking areas with a gate giving access to the rear garden which has close boarded fencing, a terrace and lawned area.

**Tenure** Freehold

**Services:** Gas fired central heating, mains electricity and water

**Council Tax** Band D

**Epc** C76

**Broadband** Please refer to <https://checker.ofcom.org.uk>

**Guide Price** £325,000 (subject to contract)

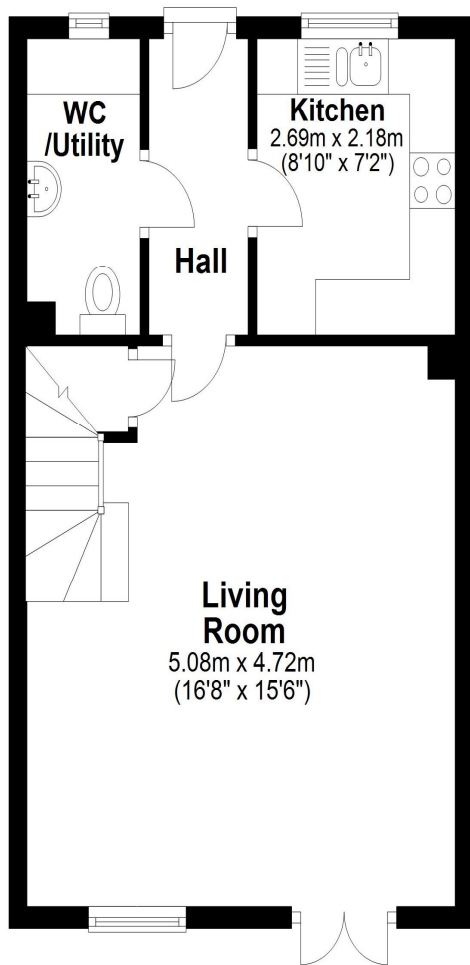
### Local Authority

Wiltshire Council, County Hall, Trowbridge  
Wiltshire BA14 8JN, Tel: 01225 713000  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)



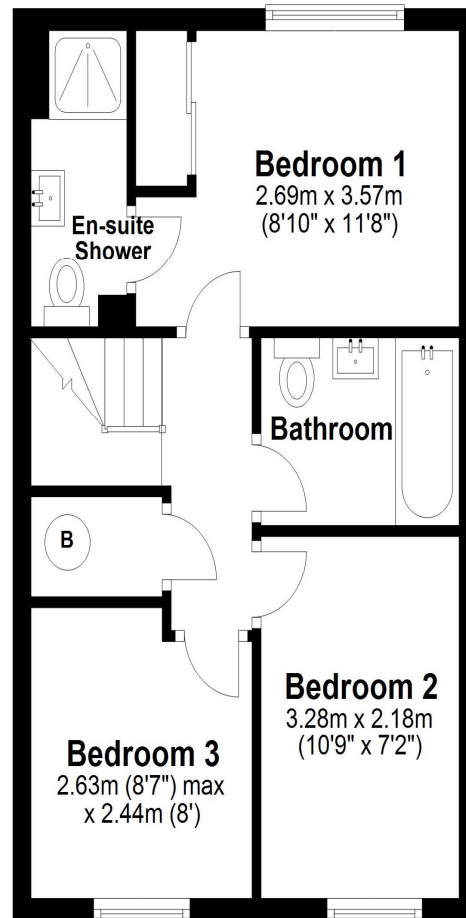
## Ground Floor

Approx. 37.1 sq. metres (399.7 sq. feet)

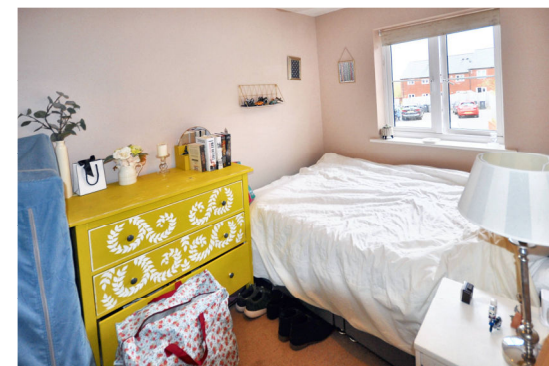


## First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



Total area: approx. 74.3 sq. metres (799.3 sq. feet)





Address: 36 Vespasian Road, MARLBOROUGH, SN8 2FB  
RRN: 0234-4524-9300-0959-6296

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			91
(81 - 91) B			
(69 - 80) C		76	
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			

**Important Notice**

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



www.birkmyrepc.co.uk  
01672 516619

23 The Parade, Marlborough SN8 1NE

**birkmyre**  
property consultants