

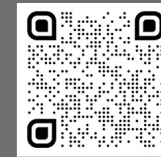
STONEBRIDGE CLOSE

MARLBOROUGH - SN8

THOMAS
JAMES
ESTATE AGENTS



- THREE BEDROOM TERRACE
- SOUTH FACING GARDEN
- GARAGE AT REAR
- CHAIN FREE
- TEN MINUTE WALK TO TOWN CENTRE
- QUIET NO THROUGH ROAD



FOR SALE
£375,000
FREEHOLD

STONEBRIDGE CLOSE

MARLBOROUGH - SN8

**THOMAS
JAMES**
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3 BEDROOM TERRACE HOUSE

£375,000 FREEHOLD

IN BRIEF

This attractive three bedroom terraced house with a south-facing garden and a garage is located within easy walking distance of the attractive market town of Marlborough which is surrounded by beautiful countryside. There are several stations just a short drive away with fast rail links to Bath and London.

+PLEASE NOTE THE OWNER OF THE PROPERTY IS A RELATIVE OF ONE OF THE DIRECTORS OF THOMAS JAMES ESTATE AGENTS (THE AGENT)+

PROPERTY DESCRIPTION

The house has a large open plan main living space and a separate kitchen on the ground floor that make it ideally suited to modern lifestyles. The open plan living area, is over 27ft long and has plenty of space for a lounge area at the front and a dining zone to the rear, conveniently next to the kitchen.

Glazed double doors lead from the hallway to the lounge area, where a wide bay window and lovely wood floor create a welcoming ambience. Two sofas comfortably fit in the front lounge, leaving ample space for a large table in the rear dining area which has lovely garden views through a large south-facing window.

The kitchen also has a view of the garden. This is well-equipped with fitted wall and floor cabinets that house a combination of integrated and freestanding appliances. White and pale grey décor and downlighters amplify the plentiful natural light that floods in through the window above the sink and the glazed door that opens onto the garden terrace. This sunny terrace is a great spot for al fresco drinks or BBQs.

COUNCIL TAX BAND: D
Wiltshire county council

EPC RATING: C

FREEHOLD



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WALK TO TOWN



RAIL STATION



PROPERTY DESCRIPTION CONTINUED...

Upstairs there are three bedrooms and a family bathroom. The first and second double bedrooms are a similar size and both have bespoke built-in wardrobes. The third bedroom would also make an ideal workspace. The bathroom is a good size with great natural light and ventilation. It has mosaic tiling and has a bath with a shower, and a freestanding washbasin and WC.

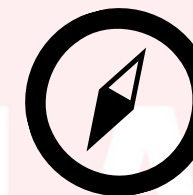
The property has been well-maintained and is in good condition throughout, with double glazing and gas central heating. Predominantly white décor emphasises the sense of space and light, and contemporary fixtures and fittings give it a modern feel.

Set back from the road behind a lawn with an attractive specimen tree, the house has a sunny, south-facing back garden with gated access to the garage located at the rear of the property. The garden is relatively low maintenance with a paved terrace adjacent to the rear of the house and a lawn bordered by mature shrubs.

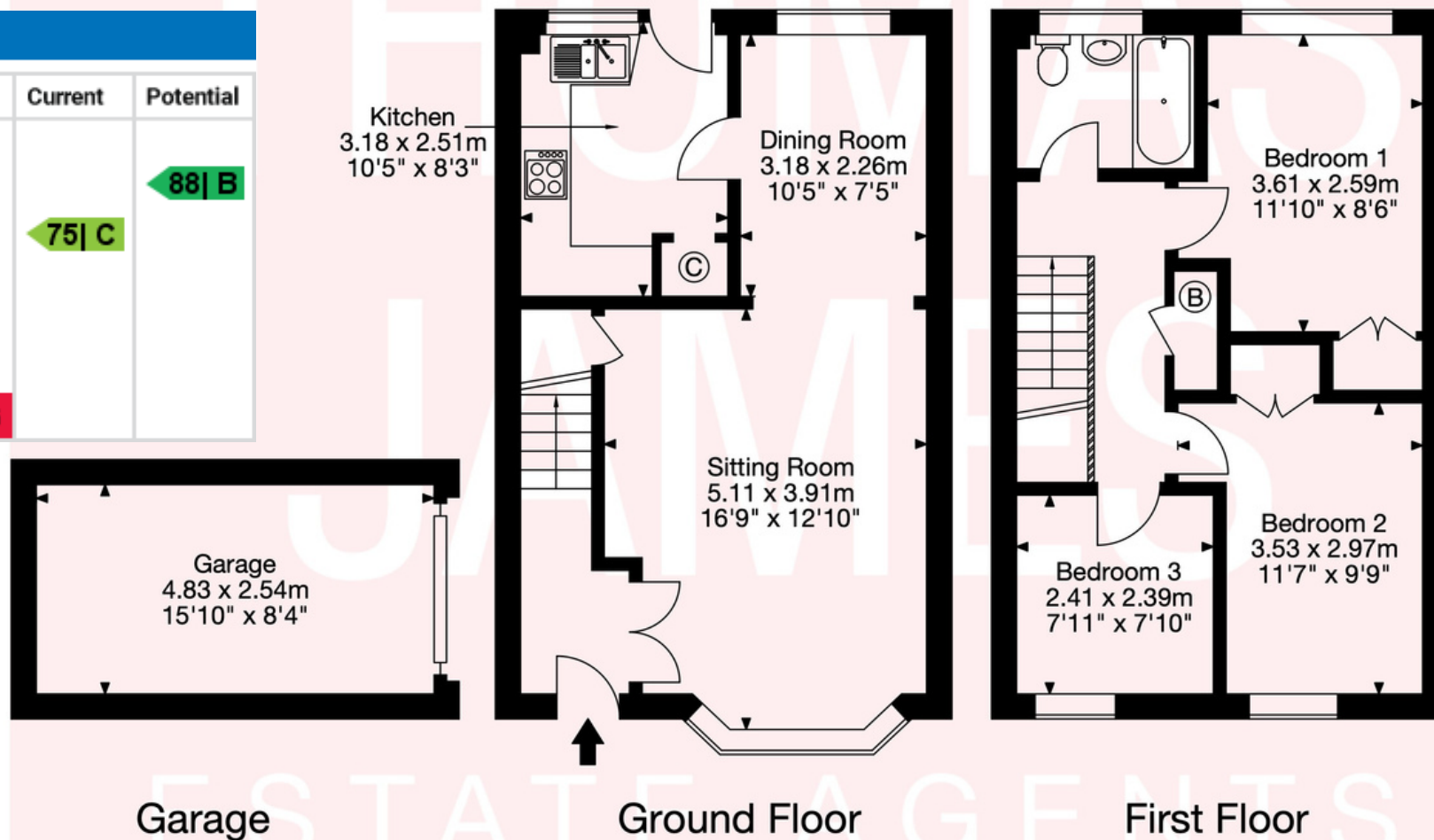
LOCAL AREA

- The property is just half a mile (a ten minute stroll) from the centre of the historic market town of Marlborough with its wide range of shopping, dining, and leisure facilities including a popular library, a Rick Stein restaurant, and a twice weekly market.
- The town centres of Swindon (20 min), Newbury (30 min), and Andover (35 min) are easily accessible, and the M4 just eight miles away provides direct driving routes to Bristol (1h) and London (2h).
- The train stations at Great Bedwin (a 12 minute drive), Pewsey (14 min), and Hungerford (16 min) have regular trains to Paddington with journey times of approximately an hour.
- There is a wide range of good and outstanding primary and secondary schools in the area, in both the state and private sectors.
- Marlborough is in the North Wessex Downs Area of Outstanding Natural Beauty which includes the traffic-free Marlborough to Swindon section of the National Cycle Path and the nearby Savernake Forest.

Gross Internal Area (Approx.)
 Main House = 80 sq m / 858 sq ft
 Garage = 12 sq m / 131 sq ft
 Total Area = 92 sq m / 989 sq ft



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



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