



**37 Jennings Road, Marlborough,
Wiltshire SN8 4WL**

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A fabulous two bedroom modern semi detached home a short walk from the town centre and the Savernake Forest

- built in 2020 by the well renowned developer, Redrow
- beautifully presented accommodation with generous wide hall and doors
- Large Sitting Room, Kitchen, two Double Bedrooms and a Bathroom.
- Private parking to front and rear garden

Location

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 Rick Stein restaurant 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. The town lies 9 miles to the west of Hungerford and 11 miles to the south of Swindon.

There are train stations with services to London (Paddington 65mins) at Great Bedwyn 7 miles away and Pewsey 7 miles away. The M4 J15 is at Swindon 11 miles away or at J14 15 miles to the northeast.

There are primary schools at Preshute and St Marys Primary School and it is in the catchment area for St Johns Academy Secondary School.

The house lies in the prestigious Marlberg Grange, a development by Redrow Homes on the southern edge of Marlborough yet within easy reach of the centre and close to the Savernake Forest. St Johns School is within walking distance.

Description

This semi-detached modern house is of brick elevations under a pitched tiled roof. Having been built in 2020 it still benefits from an NHBC Guarantee. The accommodation has been designed to offer very generous internal spaces with wide doors and hallways being an example. The property has been beautifully decorated and presented to create a light and bright space. The ground floor has wood effect laminate throughout whilst the first floor is carpeted.

A wide Front Door via steps leads to the **Entrance Hall** with understairs storage with arch to **Kitchen** with arrange of wall and floor units including a 1 ½ bowl stainless steel sink with

space for a fridge/freezer, a dishwasher and washing machine. There is a Zanussi electric oven with gas hobs and an extractor fan above. **Cloakroom** with wc and hand basin. **Sitting Room** with French windows to the garden.

Stairs from the hall lead to the **Landing** with an airing cupboard and a hatch to the partially boarded loft. There are **two Double Bedrooms** and a **family Bathroom** with hand basin, wc, bath with a shower.

Outside

There are two tarmaced parking areas to the front of the House with steps leading to the front door. There is a side path to the rear garden. The private garden to the rear has a flagstones area and path leading to a seating area and garden shed. The garden is mostly laid to lawn although there have been considerable plantings on the borders.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage. Mains gas central heating. Broadband via fibre to the property.

Epc

B83

Council tax

Band C

Local Authority

Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000 www.wiltshire.gov.uk

Directions

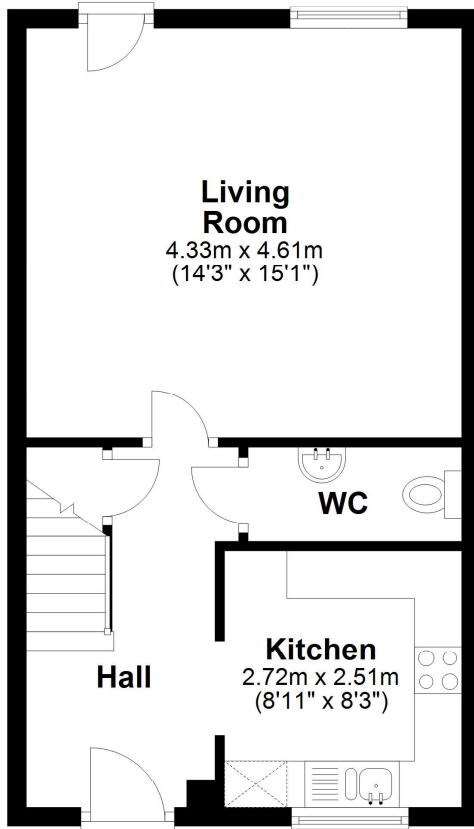
What Three Words <https://www.what3words.com/rear.broth.self>

Agents note: although in shared ownership, 100% will be available to purchase.



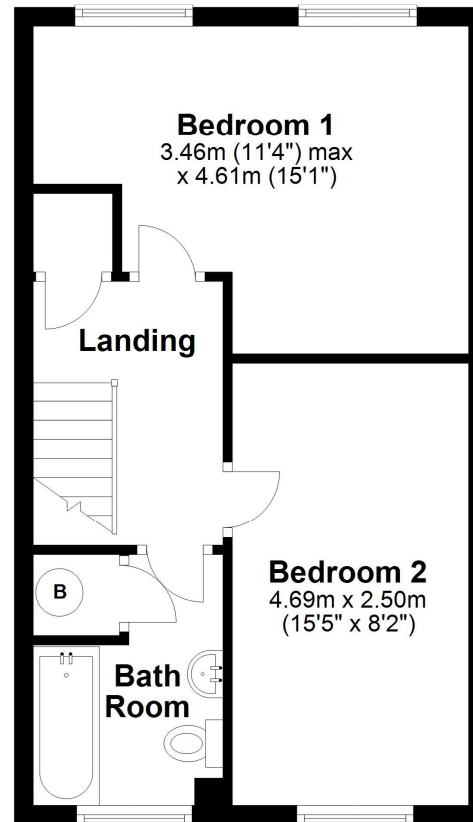
Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 76.1 sq. metres (818.8 sq. feet)





Important Notice

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