



41 Herd Street, Marlborough
Marlborough

Offers in Region of **£575,000**



41 Herd Street

Marlborough, Marlborough

Stunning 4-bed townhouse in Grade II listed building blends classic elegance with modern comfort. Spacious layout, luxury kitchen, 2 reception rooms, beautifully-appointed bedrooms, shower, and bath rooms. Landscaped garden with summer house for tranquillity, perfect for summer soirées or peaceful moments. Charm-filled home with inviting ambience and private oasis in the heart of the city.

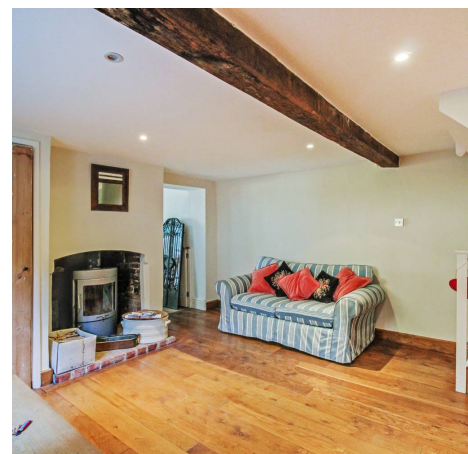
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Summer House
- Four Bedrooms
- Large Kitchen Diner
- Shower Room
- Bath Room
- Two Reception Rooms
- Grade II Listed



SURROUNDING AREA

Marlborough is an historic and thriving market town providing an extensive range of quality independent and well known retailers, public houses, restaurants and cafes along with plenty of amenities including the famed Marlborough College, a sports centre and an excellent state secondary school, St. Johns. The town is sited along the M4 corridor close to J15. Intercity (Paddington) rail connections can be found at Swindon, Hungerford, Great Bedwyn and Pewsey offering access to London and the west country. . The countryside surrounding Marlborough is within the North Wessex Downs Area of Outstanding Natural Beauty and includes the historic world heritage site of nearby Avebury and Savernake forest.

SITTING ROOM

Dimensions: 14' 0" x 13' 6" (4.27m x 4.14m). This room continues with an oak floor and had a wood burning stove set in a stone surround with oak shelves to the side

BEDROOM ONE

Dimensions: 13' 10" x 13' 6" (4.22m x 4.14m). With a window to the front and fitted wardrobe

ENTRANCE ROOM

Dimensions: 14' 0" x 13' 6" (4.27m x 4.14m). The entrance room, optionally a dining room is situated in the middle of the house and has a wood burning stove, an oak floor, a storage cupboard for coats containing smart meters and access to an under stair cupboard

BEDROOM TWO

Dimensions: 11' 8" x 6' 9" (3.58m x 2.08m). Window to the front and fitted wardrobe

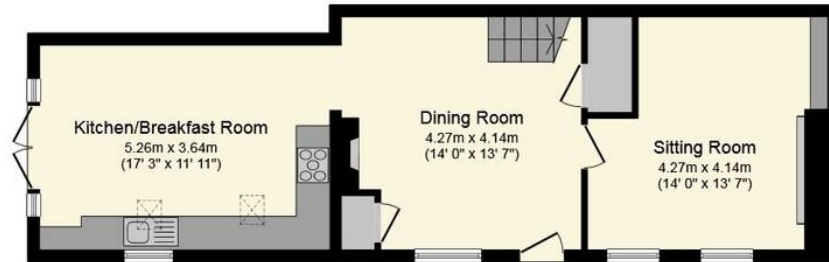
SHOWER ROOM

With double shower cubicle wash hand basin and WC

KITCHEN/BREAKFAST ROOM

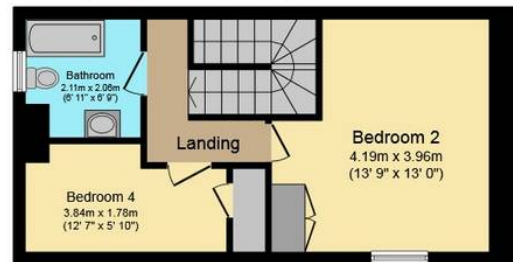
Dimensions: 17' 3" x 12' 7" (5.26m x 3.84m). The Kitchen/ breakfast room is very attractive with a stone floor and vaulted ceiling with Velux windows and lead glazed double doors leading to the garden. There is a full range of painted wall and base units with granite worktops, a





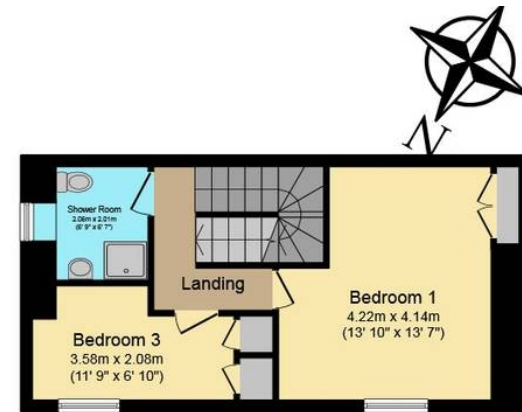
Ground Floor

Floor area 55.3 sq.m. (595 sq.ft.) approx



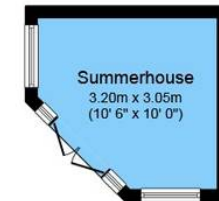
Second Floor

Floor area 35.8 sq.m. (385 sq.ft.) approx



First Floor

Floor area 35.8 sq.m. (385 sq.ft.) approx



Outbuilding

Floor area 8.4 sq.m. (90 sq.ft.) approx

Total floor area 135.2 sq.m. (1,455 sq.ft.) approx

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