



## 26 Priory Court, Marlborough

Guide Price £325,000

**mcfarlane**  
property.com



## 26 Priory Court

26 Priory Court is being sold via Secure Sale online bidding, with Terms and Conditions applying and a starting bid of £325,000. The property has been legally prepared, allowing a buyer to secure it immediately once their bid or offer is accepted. This process provides a transparent sale designed to offer greater speed, security and certainty for all parties. The property is a spacious three-bedroom terraced house located on the edge of Marlborough within a development designed exclusively for residents aged over 55. The accommodation is arranged over two floors and includes an entrance hall with a cloakroom and utility area, a comfortable sitting room with fireplace, a dining room, and a bright south-facing sun room with access to the garden. The kitchen features fitted units, stone-effect worktops, a breakfast bar, and integrated appliances including a Bosch double oven, electric hob, dishwasher, fridge and freezer.

Upstairs, the principal bedroom benefits from fitted wardrobes, an en-suite shower room, and a south-facing decked balcony overlooking the garden. There are two further bedrooms and a family shower room. Outside, the property includes an allocated parking space, a nearby garage, and a well-maintained rear garden with patio, lawn, and planted borders.



### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering

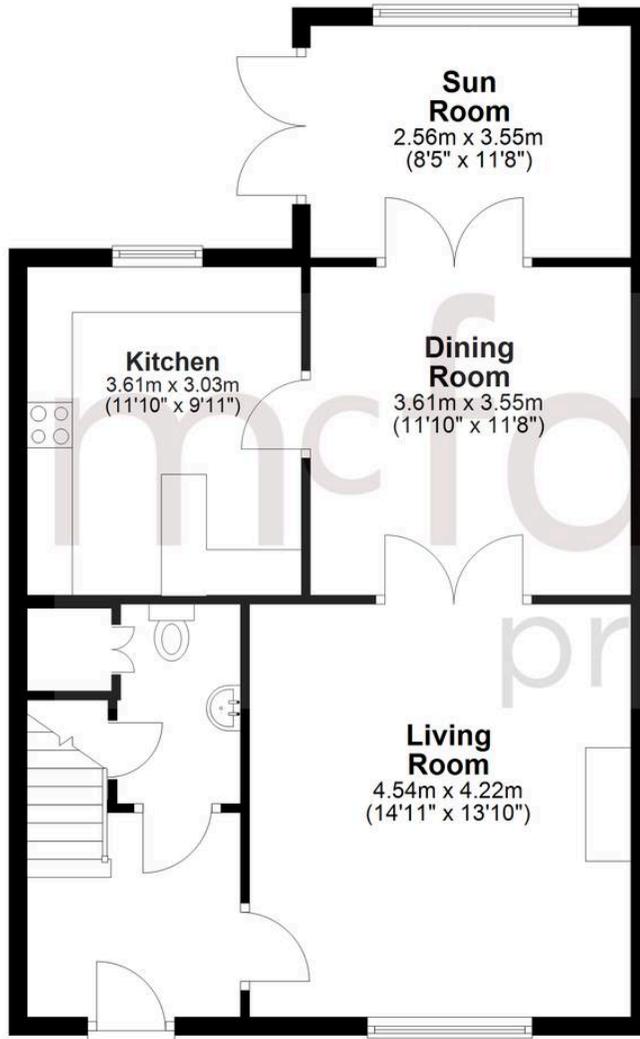
### **Further Auctioneers Comments**

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT)



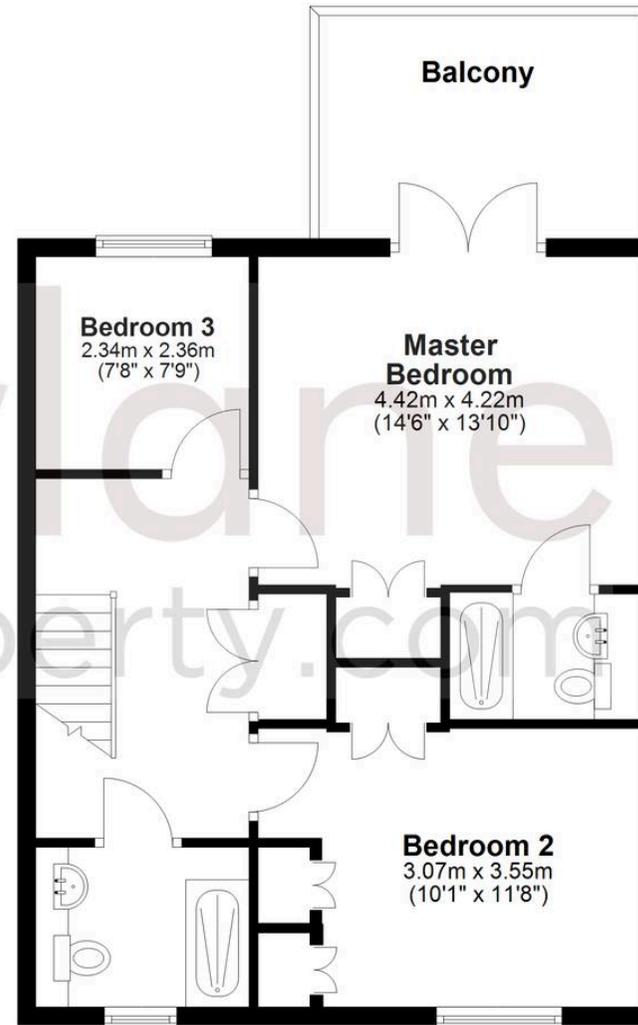
### Ground Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



### First Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



Total area: approx. 119.7 sq. metres (1288.7 sq. feet)

## McFarlane Sales & Lettings

McFarlane Sales & Letting, 106 High Street - SN8 1LT

01672 514380 • marlborough@mcfarlaneproperty.com • www.mcfarlaneproperty.com/

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