20 RIVER PARK
MARLBOROUGH
BREARLEY & RICH
ESTATE AGENTS

20 River Park, Marlborough, Wiltshire, SN8 1NH

M4 (Junction 15) Approximately 7miles; Rail link to London Paddington from Great Bedwyn (7 miles) or Hungerford (10 miles) in approximately 1 hour.

A detached 3 bedroom home located moments from Marlborough High Street in a popular and quiet no through road.
The property benefits from parking and a garage and has potential for updating and extension subject to planning.

*** Hall * Sitting room * Kitchen * Three bedrooms * Shower room * Cloakroom ***
*** Garage * Parking * Gardens * Potential to extend (subject to planning) ***

MARLBOROUGH

Marlborough is an historic and thriving market town with an extensive range of quality independent and well known retailers and high street shops. There are several independent restaurants and cafes along with plenty of amenities including a doctor's surgery, library, sports centre and an excellent state secondary school, St. Johns Academy and well regarded primary school St. Marys.

The town is sited along the M4 corridor close to J15 (7.5 miles) and has nearby rail links from Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west country.

The River Kennet flows through the town and the town is within the Wessex Downs Area of Outstanding Natural Beauty with the ancient Savernake forest providing plenty of opportunities for exploration.

THE PROPERTY

20 River Park is situated in one of the most sought after locations in Marlborough due to its close proximity to the High Street, while being a quiet location with parking and easy access to local schools and walks. From the front door, the hall leads in to a double reception room with space for a sitting area towards the fireplace and a dining area adjacent to the door in to the garden. The sitting room windows and door are of good sizes allowing plenty of light in while also giving lovely views over the garden. To the front of the house there is a well proportioned fitted kitchen with a door to the side. The ground floor also provides a cloakroom which gives access to the integral garage.

Upstairs, the landing has an airing cupboard, while there are three bedrooms all of which have fitted storage. There is a modern shower room with double shower. The property could readily be updated and improved and has potential for extending subject to planning as adjacent similar houses have done.

OUTSIDE

The house is approached over a gravel driveway providing parking and leading to the attached integral garage. To the side of the drive there is a lawned front garden with flower borders. A gated path leads to the side of the house and to the garden with shallow steps leading up to a flat lawn with borders well stocked with flowers and shrubs. There is a greenhouse and to the side of the house there is a storage shed.

SERVICES

All mains services connected. Council Tax band E.

20 River Park

Approximate Gross Internal Area
100.6 sq m / 1083 sq ft

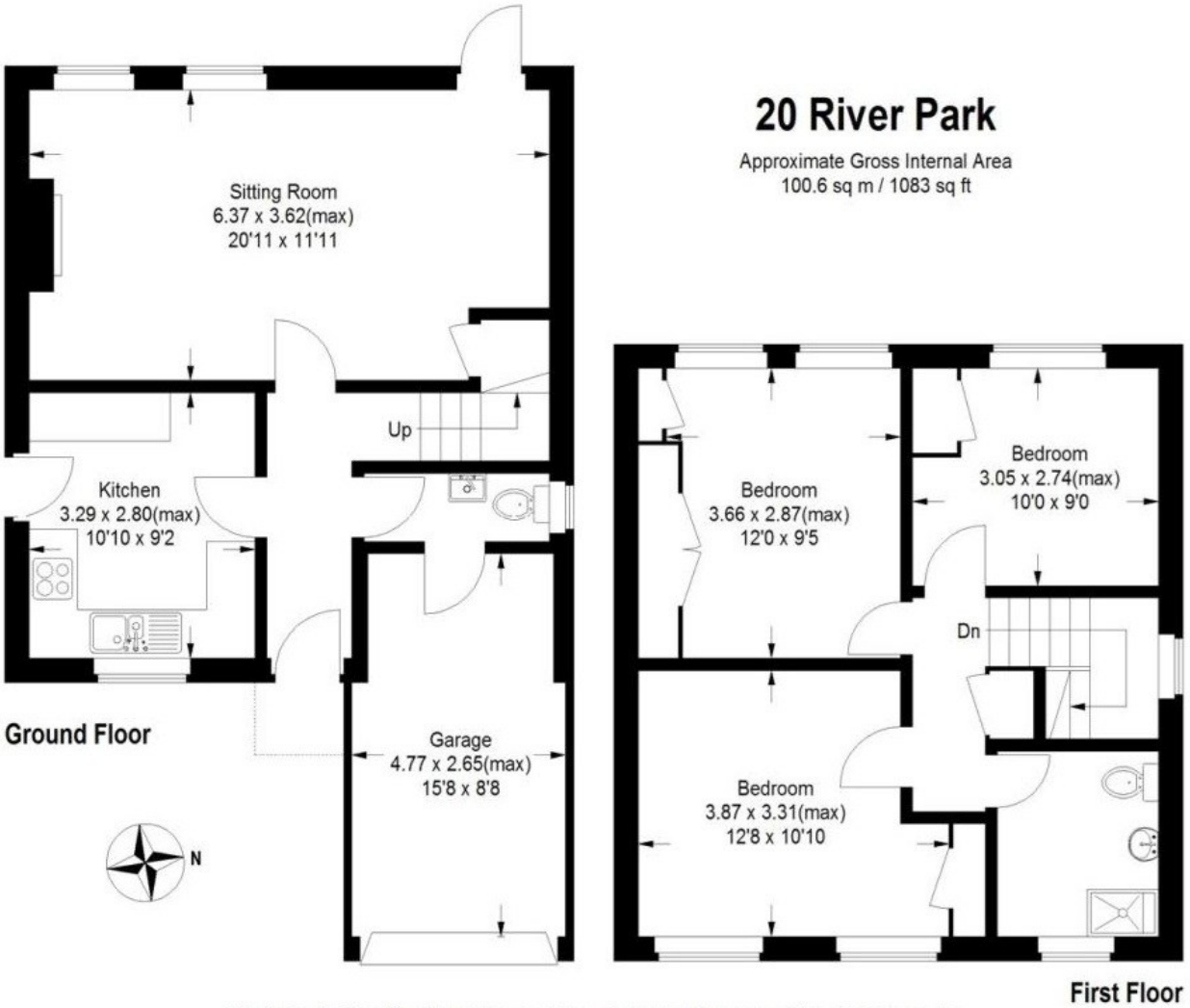
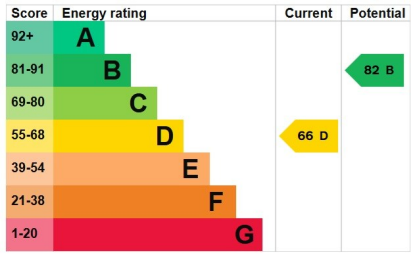


Illustration for identification purposes only, measurements are approximate, not to scale.



01672 514820
www.brearleyandrich.co.uk
1 London Road,
Marlborough, Wiltshire, SN8 1PH

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