



11 LOWER PROSPECT
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

11 Lower Prospect, Marlborough, Wiltshire, SN8 1BZ

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

A semi-detached 3 bedroom home located moments from Marlborough High Street in a quiet and traffic free location.
The property has been updated by the current owners and would be a great first house or investment property.

*** Hall * Sitting/dining room * Kitchen * Three bedrooms * Bathroom * Cloakroom ***
*** Gardens * Covered store/Seating area * Traffic free location * Walking distance of town centre ***



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

Steps down from the front garden lead in to a porch with space for shoes/coats. The front door then leads in to a hall with a tiled floor that extends in to the cloakroom and kitchen. The sitting/dining room has a recently installed wood laminate floor and stretches from the front to the back of the house. There are sliding doors from the sitting area in to the garden. The lovely and light recently refitted kitchen is fitted with a range of matching wall and base units with space for an American style fridge freezer. There is a door from the kitchen to the side of the house.

The first floor landing gives access to two double bedrooms and a single and a modern bathroom with over bath shower. Two of the bedrooms have fitted storage. There is an airing cupboard housing the hot water cylinder and boiler.

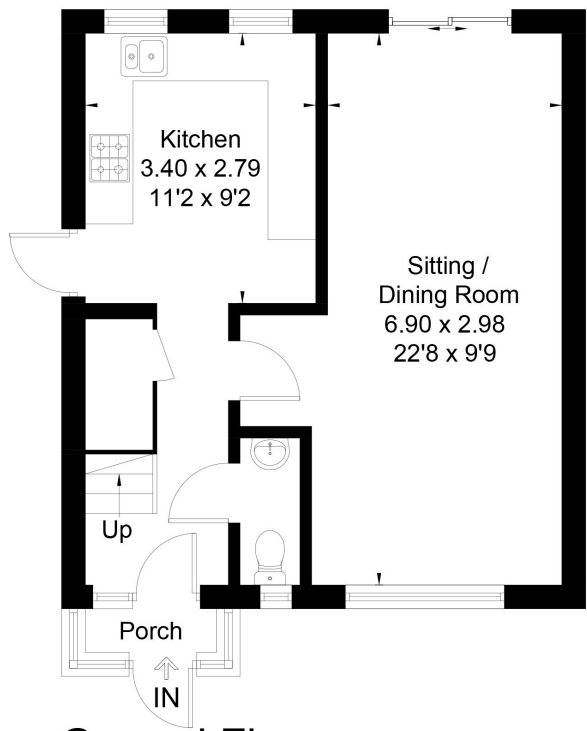
OUTSIDE

The house is approached over a footpath from Herd Street or by car via Blowhorn Street/Lower Prospect. The front garden is planted for low maintenance with stepped borders edged by timber sleepers. A path leads to the side of the house and in to the back garden. The back garden is south facing and has been fully paved and edged with borders and decorative panel fencing. The garden includes a covered seating area to take advantage of the evening sun while providing shading. This area is complete with lighting and outdoor sockets. There is no private parking but on street parking is available on Lower Prospect or Blowhorn Street.

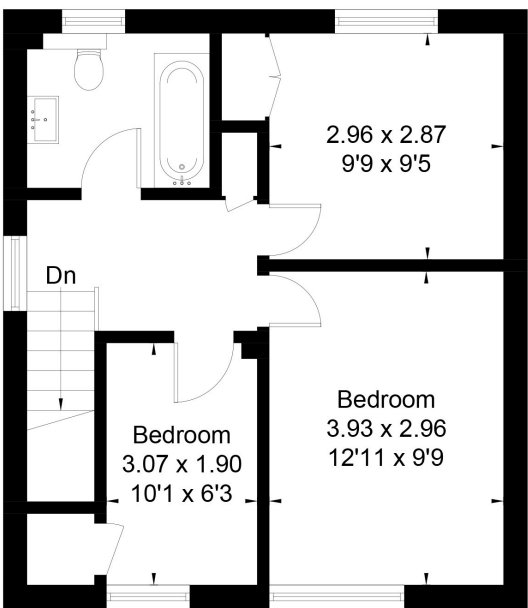
SERVICES

Mains water, electricity and drainage. Electric boiler for central heating. Council Tax band D.

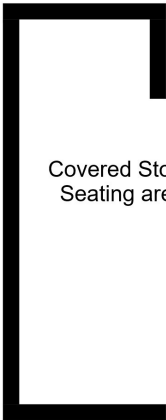
Approximate Floor Area = 85.1 sq m / 916 sq ft



Ground Floor

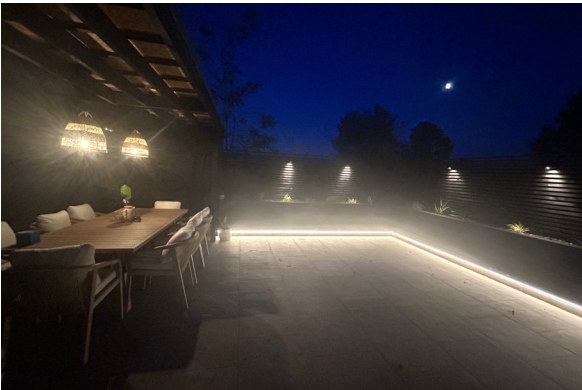


First Floor



Covered Store/
Seating area

(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84649

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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