



11 BARROW CLOSE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

11 BARROW CLOSE, MARLBOROUGH, WILTSHIRE, SN8 2BD

Marlborough centre 0.5 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

A semi-detached home situated in a popular road with a pleasant rear outlook and within walking distance of local schools and the town centre.

The property offers light rooms but requires updating although recently had a new bathroom suite fitted.

There may also be potential for extending, subject to permissions.

* Hall * Living room * Kitchen * Dining room * 3 Bedrooms * Modern family bathroom *
* West facing rear garden * Detached garage * Parking * Excellent location * No onward chain *



MARLBOROUGH

Barrow Close is a quiet no through road offering easy access in to town and countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local independent shops, an independent cinema, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Rick Steins and Dan's. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Savernake Forest, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

This lovely light home occupies a great position in this popular road and has a west facing garden. The property has recently had a refitted bathroom but otherwise requires updating throughout and has potential for extension subject to permissions. The front door opens in to a bright hallway with stairs to the first floor and a door in to the living room. The living room has a large front window, an original fireplace and access to an under stair cupboard. The living room is open in to a kitchen to the rear of the house with a wall mounted boiler and a door to the side. There is a larger cupboard and a serving hatch to the dining room. A further door from the living room leads in to a good square dining room with potential to combine this with the kitchen to create a large kitchen/breakfast room. Patio doors from the dining room lead in to a lean to greenhouse/conservatory.

Upstairs a galleried landing with window leads to two double bedrooms and a third single bedroom/office. The bathroom is a modern white suite with a shower over the bath. The loft is boarded, has electric and a drop down ladder.

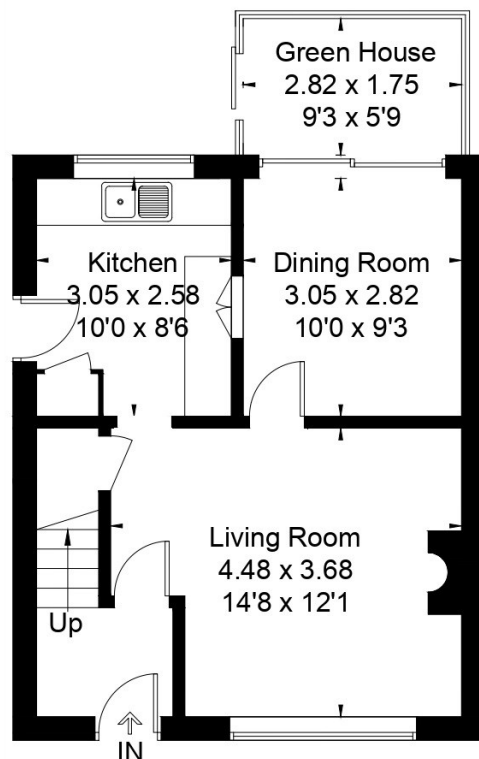
OUTSIDE

To the front of the property there is a tarmac drive providing parking for 2/3 vehicles adjacent to a lawn with borders. At the end of the drive there is a detached garage of precast concrete construction with power. To the rear of the house there is a paved terrace and a lawn and at the back of the garage there is a timber shed.

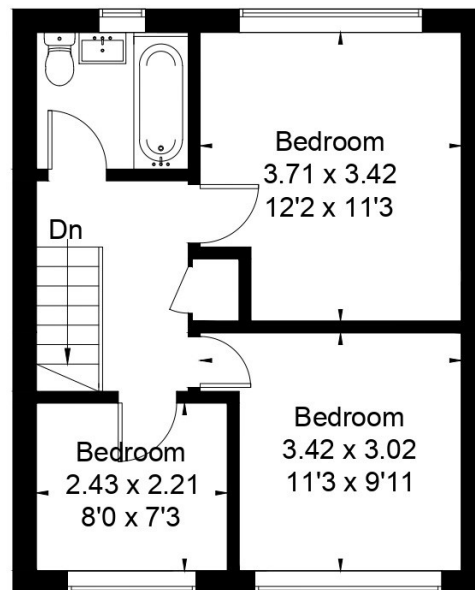
SERVICES

All mains services connected. Council tax Band C. Tenure Freehold.

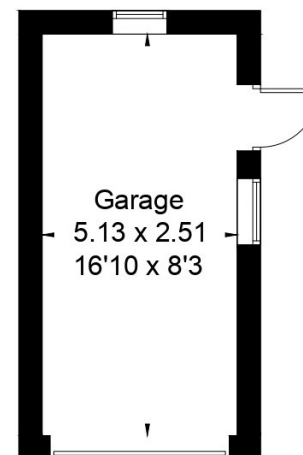
Approximate Floor Area = 80.9 sq m / 871 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 93.8 sq m / 1010 sq ft



Ground Floor



First Floor



(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 #94633

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	75 C
39-54	E		
21-38	F		
1-20	G		

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