



**9 SALISBURY ROAD,
MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

9 SALISBURY ROAD, MARLBOROUGH, WILTSHIRE, SN8 4AB

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

Mid terrace two bedroom home offering very spacious accommodation including a west facing kitchen/dining room, two double bedrooms and a large first floor bathroom with separate shower.

* Sitting room * Kitchen/dining room * Two bedrooms * Bathroom *
* Utility room * Cloakroom * Rear garden *



MARLBOROUGH

The property is located on the edge of Marlborough, offering easy access in to town and to the surrounding countryside. Marlborough is a thriving market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and two supermarkets and boasts a number of good quality restaurants such as Dan's. The Golf Club and new tennis courts on the nearby common, together with the leisure centre provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Swindon, Hungerford, Great Bedwyn and Pewsey to London Paddington.



THE PROPERTY

This charming Victorian terrace house offers extended accommodation well suited to modern living with the added benefit of character features. The front door leads directly in to the sitting room, a good sized room with fireplace, bay window and stairs leading to the first floor. Beyond the sitting room there is a superb kitchen/dining room offering plenty of space for a large table for entertaining or everyday living. French doors from the kitchen lead in to the west facing garden. Unusually for a terraced home the ground floor also benefits from a separate utility room and a cloak room. The stairs from the sitting room lead up to the landing, off which there are two double rooms, one to the front with feature fireplace and one to the rear which benefits from a wall of fitted storage. Between the bedrooms there is a large family bathroom complete with bath and separate double sized shower.

GARDEN

To the rear of the property there is a garden offering a space for summer barbecues. Beyond here there is an access path leading past other houses in the terrace with a right of way leading out on to Salisbury Road. To the other side of the path there is a timber storage shed and a further small area of land which slopes up to the rear.

SERVICES

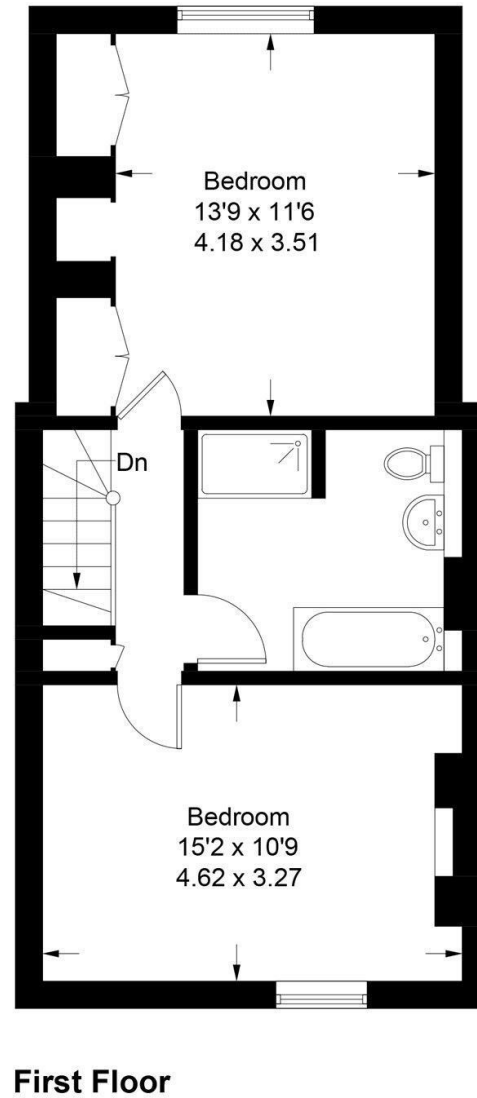
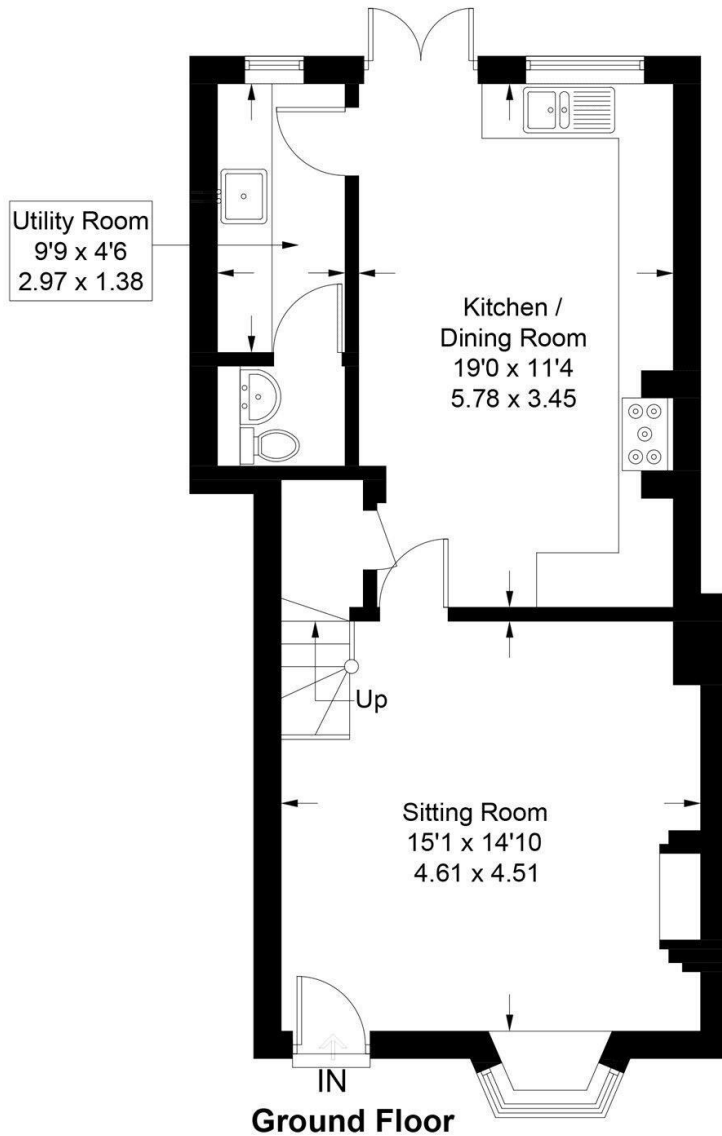
All mains services are connected. Council tax band C.

TENURE

Freehold

9 Salisbury Road

Approximate Gross Internal Area = 95.2 sq m / 1024 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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