



**3 REEDS CORNER,
MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

3 Reeds Corner, Marlborough, Wiltshire, SN8 2RR

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

An updated and cleverly extended three bedroom semi detached home in a quiet corner of a well regarded no through road.
The property benefits from parking and a garage and is within a half mile of Marlborough town centre.

*** Hall * Sitting Room * Dining room * Kitchen * Three bedrooms * Bathroom * Cloakroom * Utility room *
* Garage * Parking * Gardens * Gas central heating ***



MARLBOROUGH

Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including the famed Marlborough College, a sports centre and an excellent state secondary school, St. Johns Academy. The town is sited along the M4 corridor close to J15 (7.5 miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. Marlborough has the River Kennet flowing through its centre and is surrounded by glorious countryside and the ancient Savernake forest.



THE PROPERTY

The front door leads in to a spacious hallway with stairs to the first floor and an under stair cupboard.. To the right there is a beautifully fitted modern kitchen complete with a range of floor and wall units, marble work tops and oak flooring, There an integrated oven, hob and dishwasher. Beyond the kitchen there is a dining area with and beyond this an extension to the rear of the house has added a vaulted sitting room with engineered oak flooring, underfloor heating, skylights and a sliding door on to the garden. The hall also gives access to a good sized utility room with door to the side and a cloak room.

The first floor provides a landing with airing cupboard and loft access. There are three bedrooms, the main bedroom is to the front of the house and is a lovely light room. The bathroom is to the rear and is fitted with a modern suite with a shower over the bath.

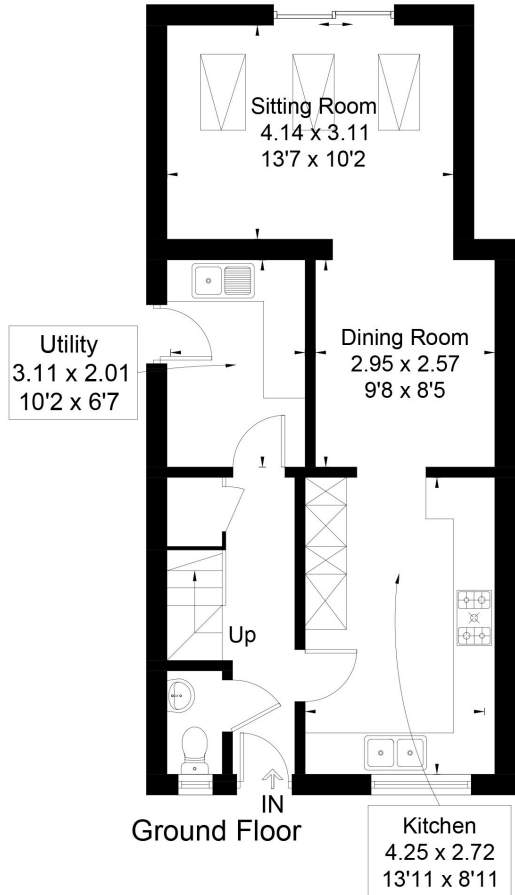
OUTSIDE

The front garden is open plan and laid to lawn, a gate to the side of the house leads in to the back garden. The back garden is also laid to lawn with a patio directly outside the sitting room. There is a storage shed and a gate in the back fence gives access to a footpath to the rear. To the front of the garden there is parking for one vehicle in front of the single garage (the right hand side of the pair and complete with light and power).

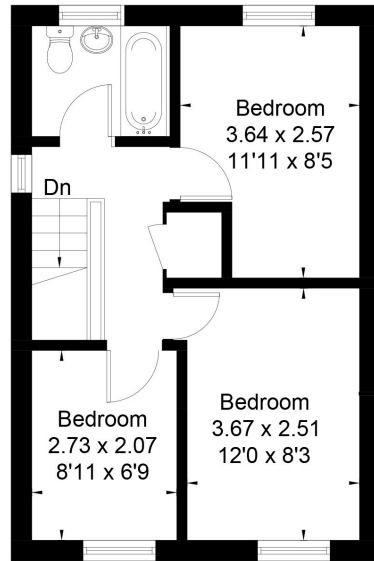
SERVICES

All mains services connected. Council Tax, band C.

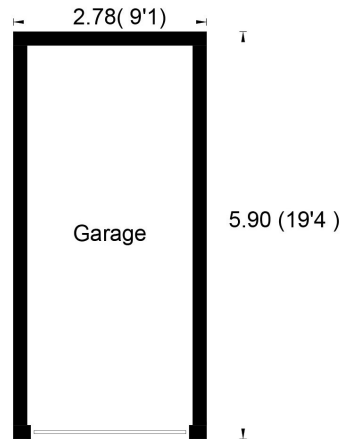
Approximate Floor Area = 85.2 sq m / 917 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 98.4 sq m / 1059 sq ft



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 #78425

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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