



15 AUBREY CLOSE, MARLBOROUGH

**BREARLEY & RICH**  
ESTATE AGENTS



## **15 Aubrey Close, Marlborough, Wiltshire, SN8 1TS**

Marlborough M4 (Junction 15) Approximately 9 miles. Rail link Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

**Occupying a corner plot in a no through road on the hugely popular Barton Park, this attractive 3 bedroom semi-detached home is located within just a mile of the town centre.**

**The property offers spacious, light accommodation throughout and is offered for sale with NO ONWARD CHAIN.**

\* Reception hall \* Sitting room with open fire \* Dining area \* Kitchen \* 3 bedrooms \* Modern bathroom \* Front and rear gardens \* Parking and single garage \*  
\* NO CHAIN \*



### **MARLBOROUGH**

Marlborough is an historic and thriving market town situated within the Wessex Downs Area of Outstanding Natural Beauty. The town has an extensive range of quality independent and well known national retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including Marlborough College, a sports centre, independent cinema and an excellent state secondary school, St. Johns Academy.

The town is sited along the M4 corridor close to J15 and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London Paddington and the west country. Marlborough is surrounded by glorious downland countryside with Savernake forest and the Kennet and Avon canal close by all offering plenty of opportunity for exploration.





### **The Property**

Located approximately a mile away from Marlborough's historic High Street on the much sought after Barton Park development is this comfortable and well maintained house situated in a cul-de-sac. The property offers a welcoming entrance hall that leads into a light and airy open plan sitting/dining room. The sitting area has an open "Jetmaster" fireplace with stylish hearth and surround. The dining area has French doors to the rear garden. The kitchen is well appointed and fitted with a modern range of wall and base units allowing space for a washing machine and a dishwasher. A door leads to the rear garden.

Upstairs, the landing leads to three bedrooms, the main bedroom is a good size double room and has a fitted wardrobe. There is a modern family bathroom with a white suite and an over bath shower.

### **Outside**

The attractive and level garden is south east facing and has a patio terrace and lawn. There are pleasant views from the garden towards the downs. The garden is enclosed by a brick wall and has a side gate. There is a separate gated off bin storage area. There is also a single garage with a long driveway providing parking for two vehicles in addition to the garage

### **Services**

All mains services connected. Council Tax Band: D



## Ground Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 79.3 sq. metres (853.7 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.

Plan produced using PlanUp.

15 Aubrey Close, Barton Park, Marlborough



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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