



**6 GALES GROUND,
MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

6 Gales Ground, Marlborough, Wiltshire, SN8 2RS

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

A light and spacious three bedroom link detached property located in a well regarded cul-de sac within a half mile of Marlborough town centre. The property sits in a generous plot and is offered for sale with NO ONWARD CHAIN.

*** Entrance hall * Cloakroom * Sitting Room * Dining room * Kitchen * Three bedrooms * Bathroom * Single garage *
* Gas central heating * Pretty front and rear gardens * No onward chain ***



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 into an entrance hall giving space for coats and with a modern cloakroom to the left. A half glazed door from here opens into a spacious sitting room with laminate flooring and a large window to the front and with stairs rising to the first floor. The laminate flooring continues to the rear of the house where there is a dining room with French doors to the rear garden. Beyond here there is a kitchen fitted with a range of modern wall and floor mounted units with integral electric hob and oven and plumbing for both a washing machine and dishwasher. The kitchen has space for a small table and also has a side door to the garden. On the first floor the landing leads to three bedrooms, two good double rooms and a good single room. All of the bedrooms benefit from built in wardrobes. There is a modern bathroom to the rear with over bath shower. There may be potential to add to the property with extensions to the side or rear subject to permissions.

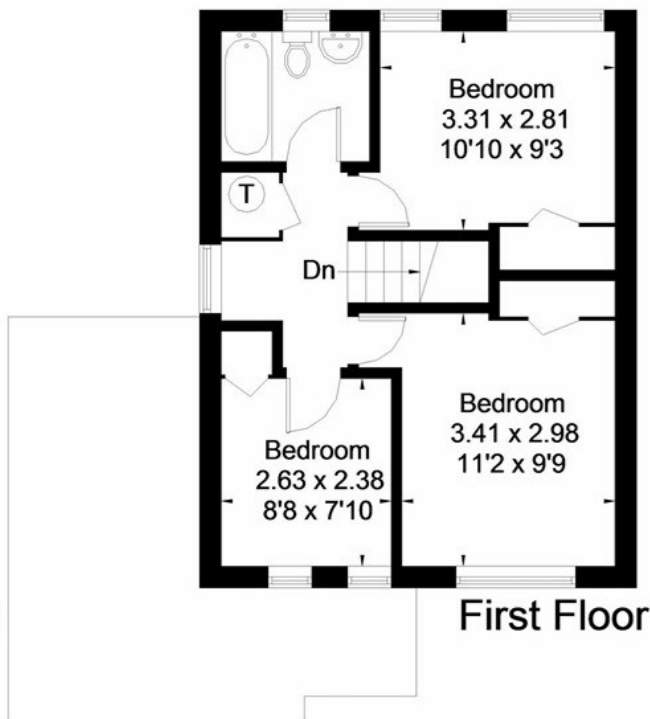
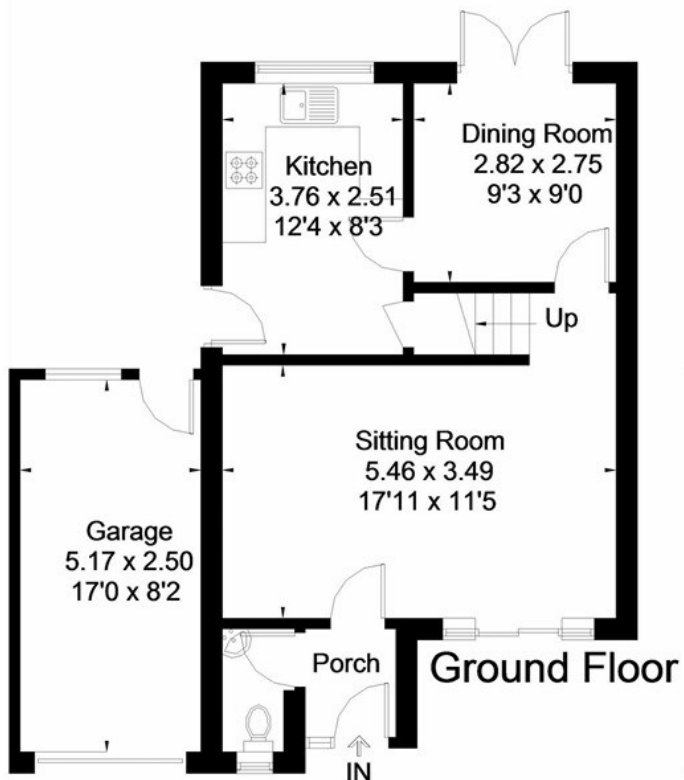
OUTSIDE

The generous and pretty front garden is open plan and laid to lawn with mature shrub borders. A gate leads to the rear where there is a large area of hardstanding to the side of the house. The back garden features a large paved patio directly outside the dining room. The back garden is enclosed by panel fencing and has a flat lawn with a shrub border and flower bed with hydrangea outside the kitchen. There is a seating area to the rear to catch the evening sun. There is private driveway parking for two vehicles in front of the single garage, which has lighting and power, a tap and a door into the back garden.

SERVICES

All mains services connected. Council Tax, band E.

Approximate Gross Internal Area = 84.7 sq m / 912 sq ft
 Garage = 12.8 sq m / 137 sq ft
 Total = 97.5 sq m / 1049 sq ft



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

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