



BACK LANE, MARLBOROUGH, SN8
£3,500 per month*

Carter Jonas

A charming family home situated stone's throw away from Marlborough High Street.

- Walking distance to Marlborough High Street
- Off street parking
- Good size family home
- Large garden

Tucked away in a quiet position on popular Back Lane, just a short walk from Marlborough's High Street. Offering generous living space, a large garden, and stunning views over Marlborough.

As you enter the property, you are greeted by a bright entrance hall. Immediately to the right is a study, ideal for home working. To the left, the hallway leads to a spacious kitchen-diner flooded with natural light – perfect for family meals or entertaining. Just off the kitchen is a utility room, with access to a useful walk-in pantry. The ground floor also offers a good-sized sitting room, along with a cosy snug, providing flexible living spaces.

Upstairs, the main bedroom features an en suite bathroom, while three further double bedrooms are served by a modern family bathroom, offering excellent accommodation for families.

Large wrap-around garden with far-reaching views over Marlborough. The property also benefits from a garage and ample off-street parking. Shared driveway from the road.

Available for an initial 12-month tenancy.

EPC Rating C. Council Tax Band G (Wiltshire Council website for current cost)
Mains electric, gas and metered mains water.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £3,500.00 per calendar month:
Holding deposit of 1 week's rent £807.00
Security deposit of 5 weeks rent £4,038.00.



ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band G

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





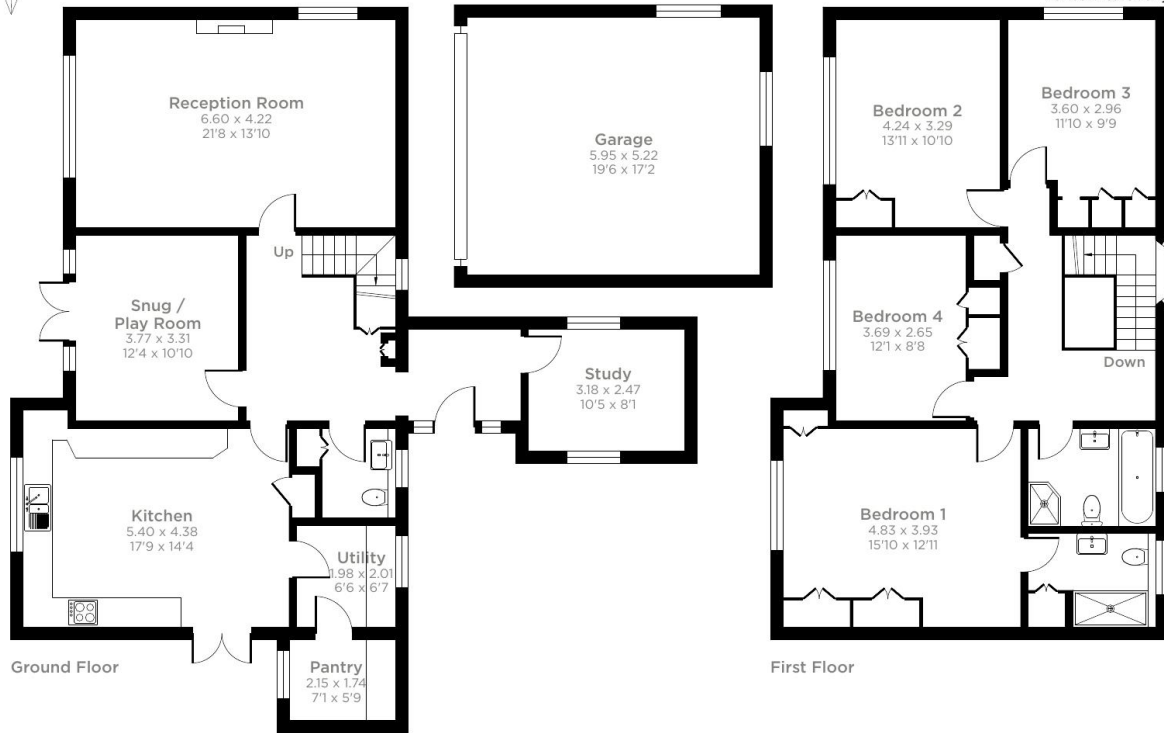
Back Lane, Marlborough, SN8

Approximate Area = 2009 sq ft / 186.6 sq m

Garage = 334 sq ft / 31 sq m

Total = 2343 sq ft / 217.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Carter Jonas. REF: 1330438

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Classification L2 - Business Data

IMPORTANT INFORMATION

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