



HYDE LANE, MARLBOROUGH, SN8
£2,350 per month*

Carter Jonas

HYDE LANE, MARLBOROUGH, WILTSHIRE, SN8 1JL

- Sitting Room
- Kitchen/Diner
- 3 Bedrooms
- Annexe/Home Office
- Parking
- Garden

THE PROPERTY

A spacious 3- bedroom property situated in a convenient location just off Marlborough High Street. Marlborough is a thriving and expanding market town with excellent local shopping including some of the major retailers. Although self-sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail lines to London and M4 connections are at both Swindon and Hungerford.

The house has spacious accommodation laid over 3 floors and retains many period features. There is a large kitchen/breakfast room, featuring a wood burning stove and built-in appliances. Sitting room on the ground floor with a further wood burning stove . Upstairs , there are two bedrooms and a bathroom on the 1st floor and a further large bedroom on the 2nd floor. To the rear is a patio garden with a self contained annexe/home office, complete with a shower room. There is private driveway parking for two cars on the side of the property.

Council Tax Band: D (Wiltshire council Website for cost) EPC E

The holding deposit for the property will be £542 and the deposit £2,711 subject to the rent being as advertised at £2,350 pcm.

Services: Mains water and drainage, gas central heating and electric mains.

Internet & Mobile: Further information on availability and speeds can be found at

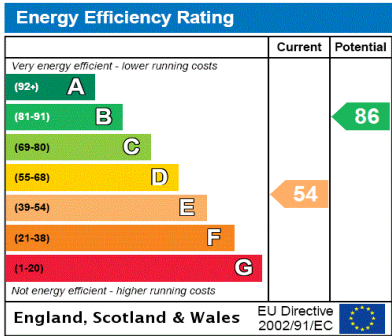
Ofcom website. Internet services available are FTTC or ADSL.

Beautifully presented three-bedroom house situated in a convenient location just off Marlborough High Street.



ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band D



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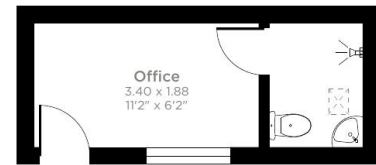
Approximate Area = 1090 sq ft / 101.2 sq m

Limited Use Area(s) = 103 sq ft / 9.5 sq m

Outbuilding = 100 sq ft / 9.2 sq m

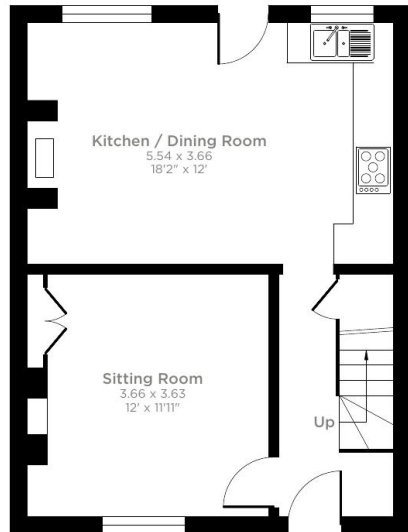
Total = 1293 sq ft / 119.9 sq m

For identification only - Not to scale

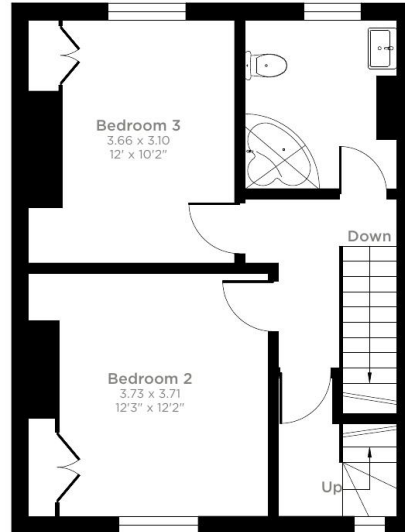


Outbuilding

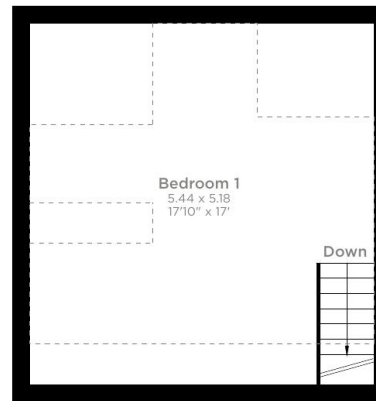
Denotes restricted
head height



Ground Floor



First Floor



Second Floor



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Carter Jonas. REF: 1138291

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Classification L2 - Business Data

IMPORTANT INFORMATION

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