

WELLINGTON PLACE,
MARLBOROUGH

Carter Jonas

5 WELLINGTON PLACE, MARLBOROUGH, WILTSHIRE, SN8 1HL

A CHARACTERFUL FORMER PAIR OF COTTAGES, THOUGHTFULLY COMBINED TO CREATE A SPACIOUS AND VERSATILE HOUSE, LOCATED MOMENTS FROM MARLBOROUGH HIGH STREET.



KEY FEATURES

- o Newly refurbished throughout
- o Three-bedroom Mid Terraced home
- o Stylish modern kitchen and bathroom
- o Bright and spacious accommodation
- o Courtyard Garden
- o Popular Marlborough Location
- o Non allocated Permit Parking available

SITUATION

Marlborough is a vibrant market town with the high street enjoying the mantle of 'the widest high street in England'. Recently ranked second best shopping destination in the UK, the town offers a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as a newly opened cinema at The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. The town features annual Jazz and literary festivals, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns and city's including Swindon, Bath, Salisbury, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Pewsey, Great Bedwyn, Swindon and Hungerford.

Classification L2 - Business Data

DESCRIPTION

Newly Refurbished Three-Bedroom Mid Terraced Home with Garage and Garden

Occupying a desirable position within the sought-after market town of Marlborough, this beautifully refurbished three-bedroom Mid Terraced property offers stylish, turnkey accommodation, ideal for families, professionals, and downsizers alike.

Recently renovated throughout to a high standard, the property boasts bright and well-proportioned living space, including a welcoming entrance hall, a spacious sitting room, and a modern fitted kitchen/dining room designed for contemporary living. Upstairs, there are three generous bedrooms and a newly appointed family bathroom finished to an excellent standard.

Externally, the property benefits from a private enclosed rear garden, providing the perfect space for outdoor entertaining, family enjoyment, or simply relaxing. A further advantage is the detached garage, offering valuable storage or parking.

Located within easy reach of Marlborough's vibrant High Street, renowned schools, and excellent local amenities, this impressive home combines modern comfort with a highly convenient location.

OUTSIDE

The property is approached by a pathway and steps leading down to the front porch with a small area of garden to the front and side. The rear garden is a great size and is partly laid to lawn / part patio. Given the garden's south-easterly aspect, it enjoys the sun for the majority of the day. There is a brick-built garden shed providing excellent storage and the house also has a garage.

SERVICES & MATERIAL INFORMATION

- Mains water, mains drainage, mains electricity
- Council tax band: D (Wiltshire Council website for current cost)
- Energy efficiency rating: D
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

GUIDE PRICE £425,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office











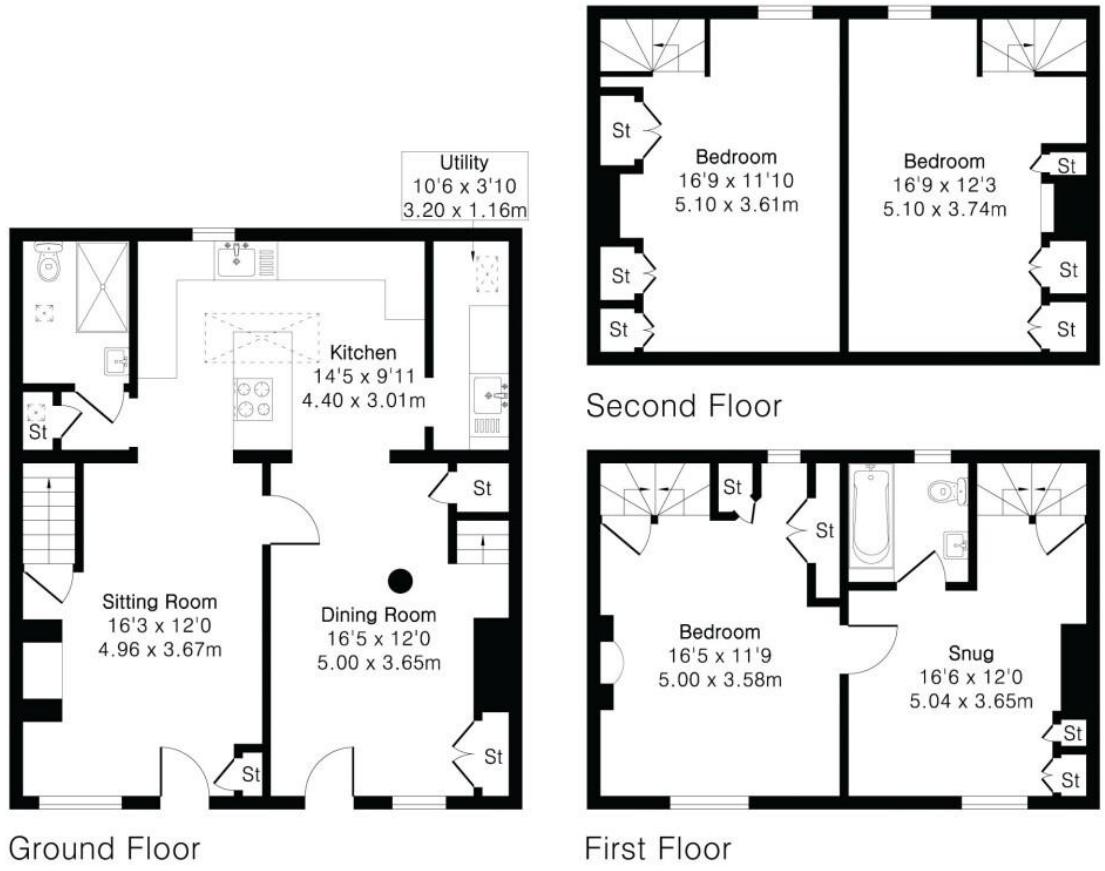


Approximate Gross Internal Area 1500 sq ft - 139 sq m

Ground Floor Area 682 sq ft – 63 sq m

First Floor Area 409 sq ft – 38 sq m

Second Floor Area 409 sq ft – 38 sq m



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IMPORTANT INFORMATION

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