

LOWER PROSPECT,
MARLBOROUGH

Carter Jonas

12 LOWER PROSPECT, MARLBOROUGH, WILTSHIRE, SN8 1BZ

BEAUTIFULLY MODERNISED THROUGHOUT, THIS IS A WELL-PROPORTIONED THREE-BEDROOM HOUSE LOCATED CLOSE TO MARLBOROUGH HIGH STREET.



KEY FEATURES

- o Newly refurbished throughout
- o Three-bedroom end-terrace home
- o Stylish modern kitchen and bathroom
- o Bright and spacious accommodation
- o private enclosed rear garden
- o Garage
- o Popular Marlborough Location
- o Gated Development
- o Garage with parking
- o Visitor parking is also 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.

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DESCRIPTION

Newly Refurbished Three-Bedroom End-Terrace Home with Garage and Garden

Occupying a desirable position within the sought-after market town of Marlborough, this beautifully refurbished three-bedroom end-terrace 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, Oil Heating
- 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 £325,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office









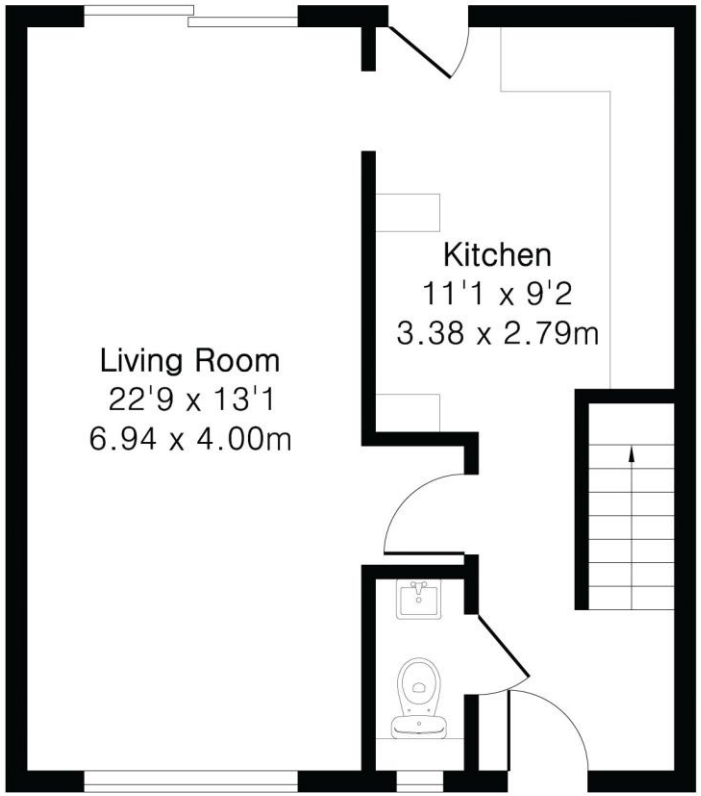




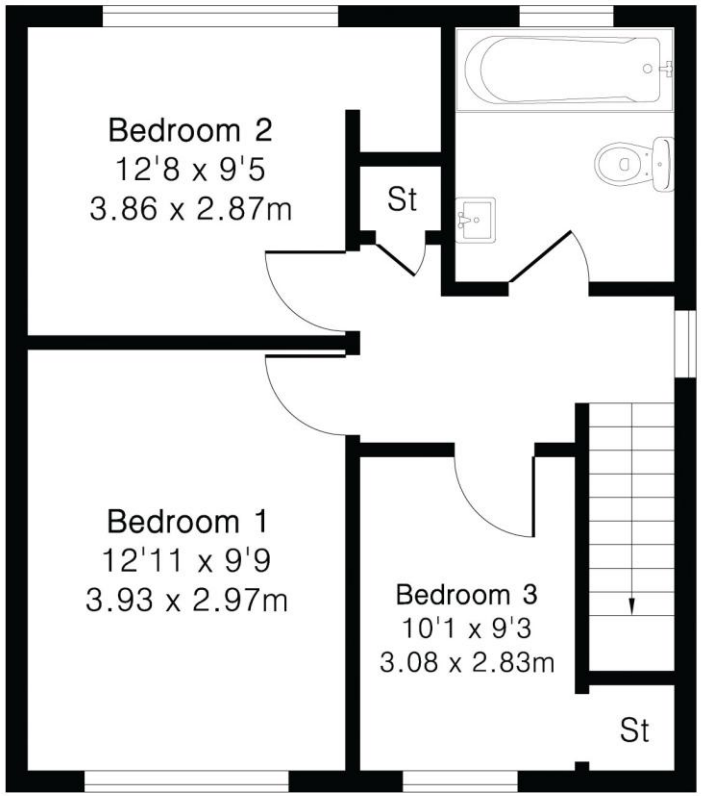
Approximate Gross Internal Area 902 sq ft - 84 sq m

Ground Floor Area 451 sq ft – 42 sq m

First Floor Area 451 sq ft – 42 sq m



Ground Floor



First Floor

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

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