AUBREY CLOSE,
MARLBOROUGH

Carter Jonas

13 AUBREY CLOSE, MARLBOROUGH, WILTSHIRE, SN8 1TS

TWO-BEDROOM END-TERRACE HOME REQUIRING MODERNISATION WITH GARDEN OFFICE AND OFF-STREET PARKING

KEY FEATURES

- Two-bedroom end-terrace house
- Sought-after Marlborough location
- Requires modernisation throughout
- Excellent potential to improve and add value
- Garden office/home workspace
- Enclosed rear garden
- Off-street parking
- Ideal investment or renovation opportunity
- No onward chain

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.
Conveniently located within easy reach of Marlborough's renowned High Street, excellent local amenities, schools, and transport links, this property is ideally suited to first-time buyers, investors, or those looking for a refurbishment project in a highly desirable location.

Classification L2 - Business Data

DESCRIPTION

Situated in a popular residential area of Marlborough, this two-bedroom end-terrace property offers an excellent opportunity for buyers seeking a home with scope to modernise and add value. The accommodation currently comprises reception room, eat-in kitchen, two bedrooms, and a family bathroom. While the property would benefit from updating throughout, it presents a fantastic chance to create a home tailored to individual tastes and requirements.

OUTSIDE

Externally, the property enjoys a generous enclosed rear garden, complemented by a useful home office providing flexible space for home working, hobbies, or storage. To the front, there is the added benefit of off-street parking.

SERVICES & MATERIAL INFORMATION

- Freehold
- Gas fired central heating, mains water, electricity and drainage.
- Council tax band: C
- Energy efficiency rating: D
- Local Authority: Wiltshire Council
- Broadband and mobile coverage. Please refer to Ofcom website for further details

OIEO £250,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Approximate Gross Internal Area 674 sq ft - 62 sq m
(Excluding Outbuilding)

Ground Floor Area 337 sq ft – 31 sq m
First Floor Area 337 sq ft – 31 sq m
Outbuilding Area 86 sq ft – 8 sq m

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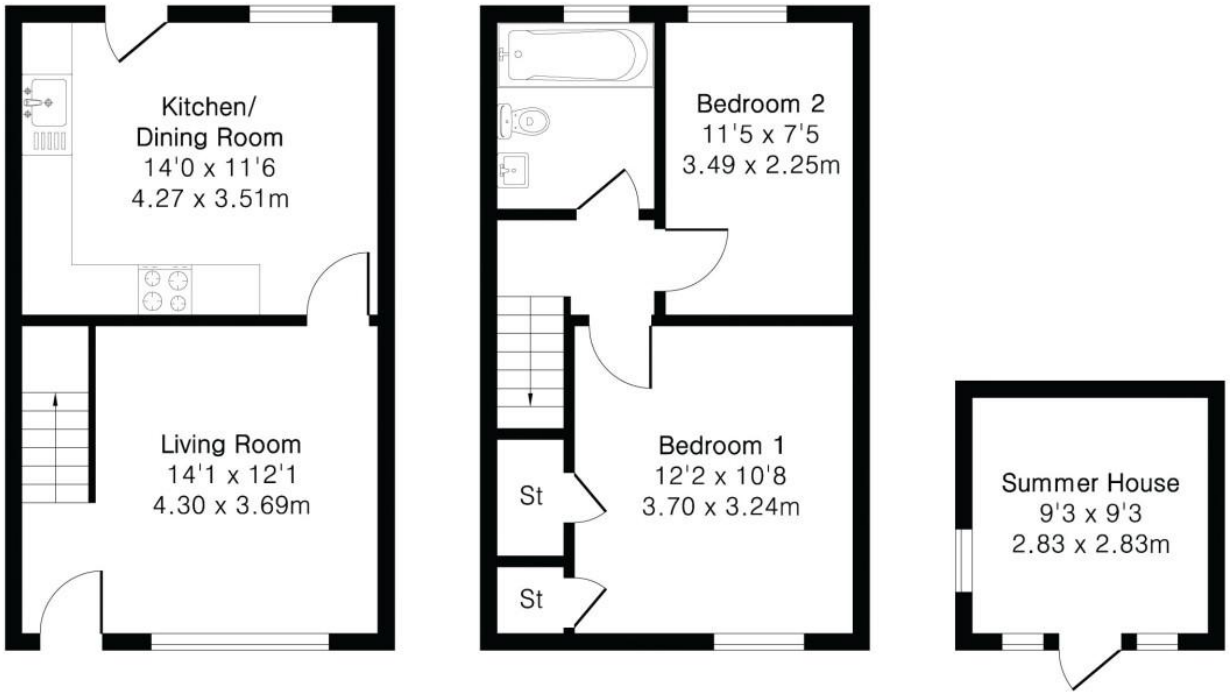

Ground Floor First Floor Outbuilding

Marlborough 01672 514 916
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