



ELCOT LANE, MARLBOROUGH, SN8
£2,650 per month*

Carter Jonas

ELCOT LANE, MARLBOROUGH, SN8

This brand-new detached home is situated on Elcot Lane, on the eastern side of Marlborough within an Area of Natural Beauty.

The light and spacious property comprises an entrance hall that leads to a dual aspect sitting room to the front, and a separate dining room opposite. At the back, a ground floor bedroom with garden access is situated next to the downstairs bathroom. The open plan kitchen/breakfast room has integrated AEG appliances and bi-fold doors opening to the patio and garden, making it ideal for entertaining. An adjoining utility room has side access from the property, perfectly placed for muddy boots and paws. Upstairs are two double bedrooms, both with built-in storage and ensuite shower rooms. The property has a spacious outdoor garden and off-street parking.

Available immediately.

EPC Rating B. Council Tax: Not yet banded by the VOA (new build property)

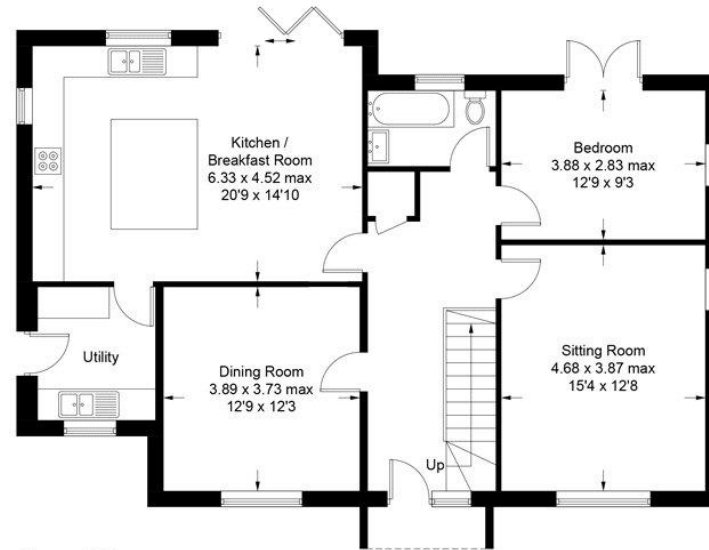
Mains water and drainage. Gas fired central heating.

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

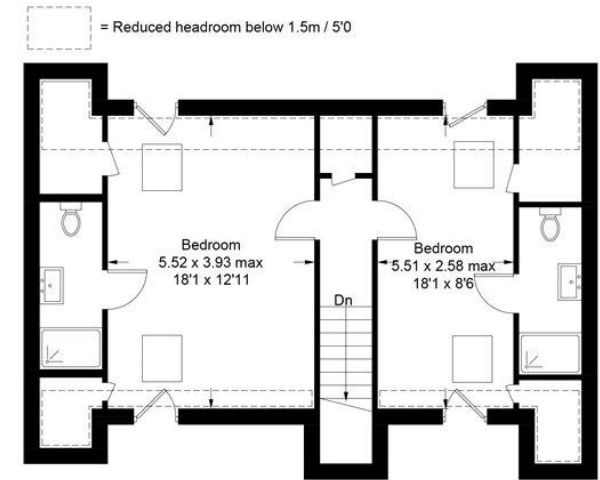
At a rent of £2,650 per calendar month: Holding deposit of 1 week's rent £611. Security deposit of 5 weeks rent £3,057.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 153.96 sq m / 1657 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1143764)

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Classification L2 - Business Data

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