



145 Marlborough Road, Swindon

Swindon

£465,000

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Old Town, Swindon

Presented to the highest of standards is this attractive, bay fronted house in the desirable Old Town location. SEMI-DETACHED, TWO RECEPTION ROOMS, THREE BEDROOMS, FAMILY BATHROOM, GOOD SIZE GARDEN and AMPLE PARKING. POTENTIAL TO EXTEND (STPP).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





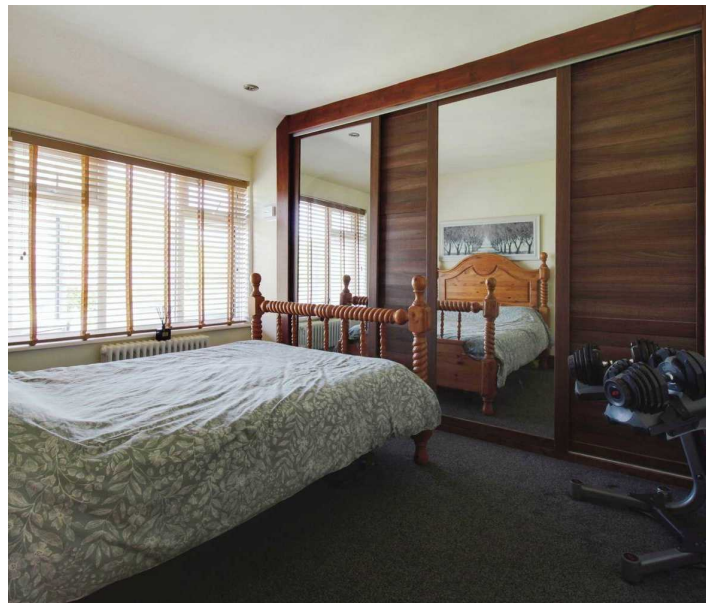
- SEMI-DETACHED HOUSE
- DESIRABLE LOCATION
- FINISHED TO A HIGH STANDARD
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- LANDSCAPED GARDEN



This beautifully presented semi-detached home is located on a sought-after tree-lined road. The ground floor features a welcoming Vintage Mosaic tile style hallway with a stylish stairway and reception with vintage stained-glass windows surrounding. Sitting room with a bay window at the front and a Granite Hearth surround for a wood burner.

The recently extended kitchen has been fitted to a high standard, complete with Granite work tops throughout, with granite splash backs, tiled to finish. Complete with integrated appliances inclusive of a fridge freezer, additional freezer, washing machine, dishwasher and tumble dryer. The kitchen seamlessly flows into the dining area, which offers additional storage units and opens to the rear garden through double doors.

Upstairs, you'll find two spacious double bedrooms, one with an attractive bay window and a window seat, the second with built in storage. There's also a versatile single bedroom, perfect for use as a home office, and a family Bathroom that includes a P-shaped bath with a shower and waterfall shower, a basin, a WC with fitted units and Granite tops with granite splash backs, tiled throughout. Additional lighting effects in the walls and ceilings with a heated mirror with integral lighting.





The entire property is finished to an exceptional standard featuring solid oak fire doors with individual security recessed locking bolts for home security, recessed spot lights, modern fixtures, double glazing and a recent installed gas central heating boiler. Stylish column radiators throughout the property with hot water in the form of an unvented water storage for high pressures and greater supply.

Outside, the front of the property provides parking for up to three vehicles and gated side access to the rear garden.

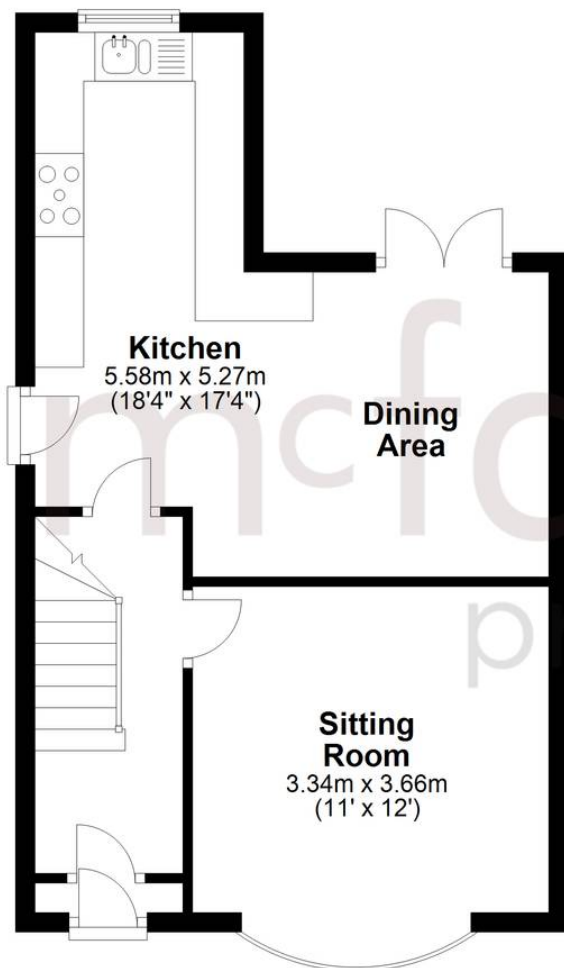
The rear garden is a true highlight surrounded by trees and established shrubs in their own bordered areas.

Thoughtfully landscaped with a large patio area, an enclosed lawn surrounded by trees, plants and shrubs, as well as an additional patio and a fixed sheltered structured gazebo -perfect for evening dining.



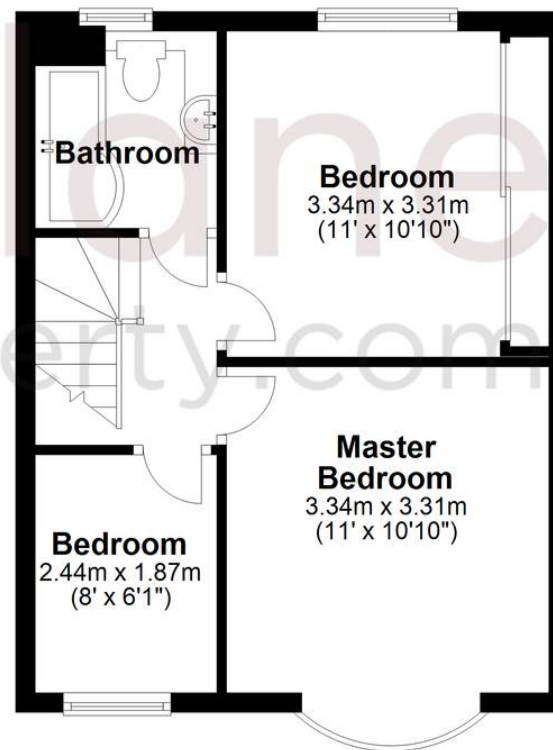
Ground Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Total area: approx. 76.3 sq. metres (821.3 sq. feet)

Old Town Sales

McFarlane Sales & Letting Ltd, 28-30 Wood Street - SN1 4AB

01793 296880 • oldtown@mcfarlaneproperty.com • www.mcfarlaneproperty.com/

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