



London Road | Asking Price of £310,000
Marlborough

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London Road

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Property Description

Spanning three floors, this residence offers a canvas of opportunity, blending classic elegance with modern potential. The ground floor welcomes with a trio of inviting spaces: a cozy living room, a formal dining area, and a kitchen, beckoning for a contemporary makeover. Accessible from the kitchen, a quaint garden promises tranquil retreats.

Ascending to the first floor unveils the principal bedroom, illuminated by an arched window that bathes the space in natural light. Adjacent lies a family bathroom, complete with a separate walk-in shower.

Venturing to the second floor, three proportioned bedrooms await, each boasting abundant natural light, with both rooms adorned by twin arched windows, adding character to the space.



Location

Nestled in the heart of the bustling market town of Marlborough, this cherished family abode, ripe for renovation, awaits its next chapter. Positioned within strolling distance of the vibrant High Street, this graceful mid-terrace 19th-century townhouse, adorned with a coveted Grade II listing, exudes timeless charm. London road enjoys a prime location within this historic market town it offers convenient access to both the town center and the picturesque Savernake Forest with its breath-taking landscapes of an Area of Outstanding Natural Beauty. Residents enjoy a wealth of local amenities, including charming local shops, an independent cinema, major retailers, restaurants and supermarkets. The area offers excellent sports and leisure facilities. Convenient transport links include the M4 Junction 15, just 8 miles away, providing easy access to London and the West Country.



Outside

This property boasts a courtyard leading to a pathway at the back, granting rear access to all houses. Across the pathway lies a gate opening to a stunning garden stretching over 100 ft to the River Kennet. Featuring a graveled area with scenic river views at the bottom of the garden. The main lawn area is complemented by a courtyard terrace adjacent to the kitchen which sits at the property's rear, with a garage nearby



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We would be delighted to show you around this property.

**Because every home
needs a personal touch.**

**If you would like to view this
property then please get in touch.**

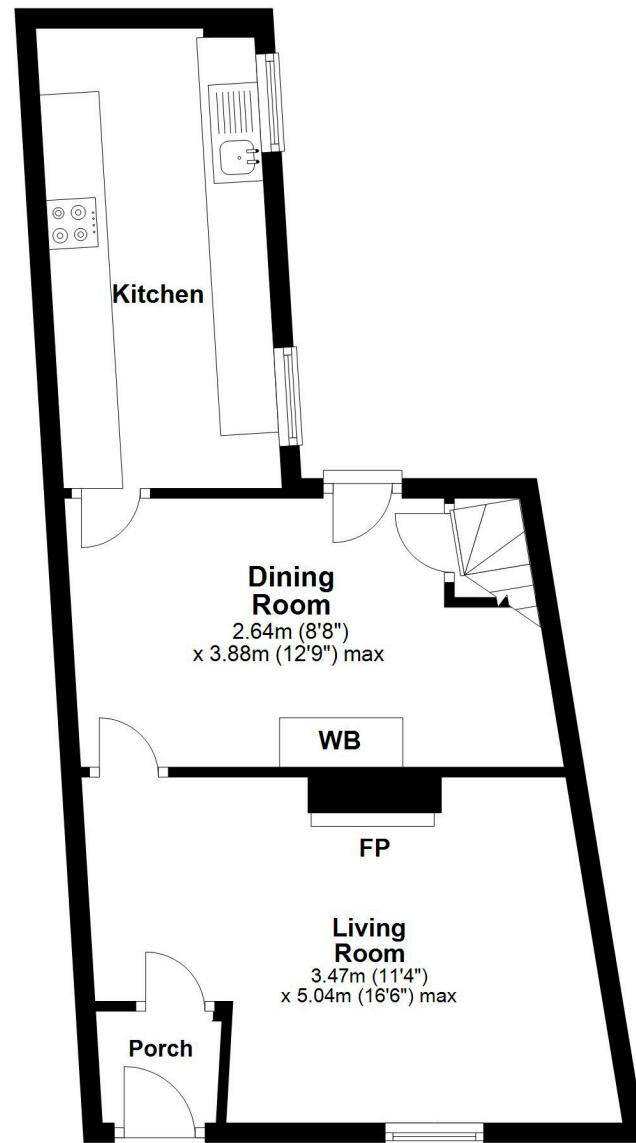
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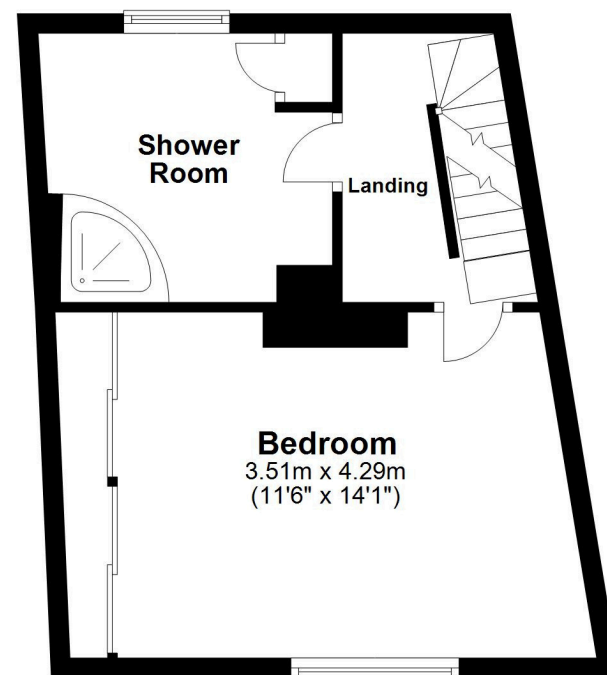
Ground Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



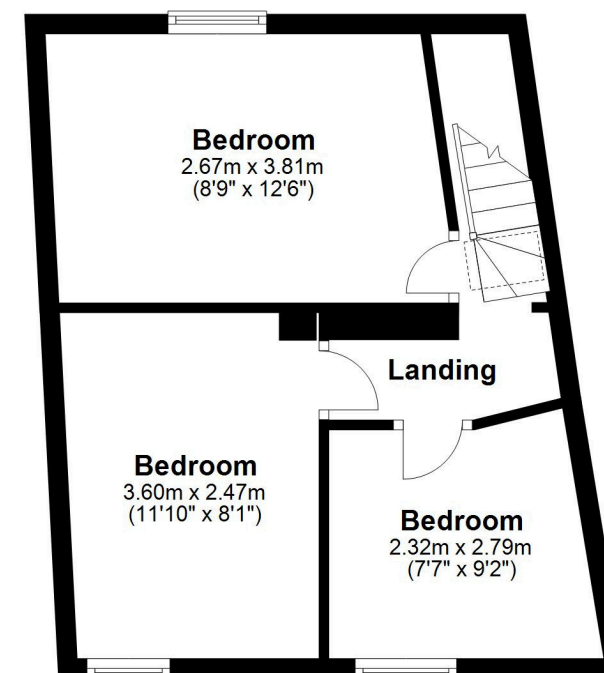
First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Second Floor

Approx. 31.7 sq. metres (341.5 sq. feet)



Total area: approx. 105.2 sq. metres (1132.0 sq. feet)

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Cricklade.

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Marlborough.

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North Swindon.

The Village Centre
Redhouse SN25 2FW
☎ 01793 296600

Old Town.

28-30 Wood Street
Swindon SN1 4AB
☎ 01793 296880

Lettings.

28-30 Wood Street
Swindon SN1 4AB
☎ 01793 611841

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements