



📍 33 Herd Street, Marlborough, SN8 1DG

💷 £250,000

A charming two bedroom end of terrace Grade II Listed Cottage in need of refurbishment and with large garden

- Two Bedroom End of Terrace Cottage
- Grade II Listed
- Needing Some Refurbishment
- Large Garden to Rear
- Planning Permission to Extend Applied For
- Character Features Throughout
- Walking Distance to High Street

🏡 Freehold

🏠 EPC Rating D



Strakers are delighted to present to the market 33 Herd Street, a property rich in character and charm.

This enchanting Grade II listed semi-detached cottage, with its classic brick elevations, is in need of some cosmetic improvement to fully realize its potential. As you step through the long entrance hall, you'll find two inviting reception rooms. The front reception room is particularly cosy, featuring a beautiful fireplace that adds a touch of elegance and warmth.

At the heart of the home is the recently fitted kitchen, equipped with a range of integral appliances, combining functionality with style. This planning permission if approved will allow for a further utility room and reception room added to rear.

Ascending to the first floor, you will discover two generously sized bedrooms, each filled with natural light and providing comfortable living spaces. The modern bathroom with shower on this floor is sleek and stylish, designed for both convenience and luxury.

A noteworthy feature of this property is the cellar, providing a dry and versatile space that can be utilized for storage.

Outside

The exterior of the cottage is equally impressive. The long garden at the rear is currently a blank canvas although will eventually be seeded to lawn, creating a tranquil and expansive outdoor area. Enclosed by fencing and hedging, it ensures privacy and a sense of seclusion. Side access enhances the practicality of the garden and allows for further ease of access for day to day activities.

Planning permission is currently being applied for to extend to the rear of the property, presenting an exciting opportunity to further enhance and expand this delightful cottage. This potential extension allows future owners to tailor the home to their specific needs and preferences, adding even more value and appeal to an already exceptional property.

Location

Marlborough is a historic market town located in the heart of Wiltshire and noted for its wide and picturesque high street and The College. The town provides excellent shopping facilities together with a twice weekly market, numerous cafes, restaurants and pubs and those with country and leisure pursuits are also well catered for. There is a good choice of both state and private schooling in the area and the town is well located within easy motoring distance of the larger employment centres of Swindon, Salisbury and Newbury. The M4 Motorway (J15) is approximately 7 miles distance providing fast road access to London, Bristol, and the West Country and rail links can be found in the nearby villages of Pewsey and Great Bedwyn offering services to London.

Property Information

Tenure: Freehold - Grade II Listed
Local Authority: Wiltshire Council
All mains services connected
Gas central heating
Council Tax Band: C
EPC Rating: D



Herd Street, Marlborough, SN8

Approximate Area = 1024 sq ft / 95.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1161117

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