



📍 92 London Road, Marlborough, SN8 2AN

🏠 £300,000

A three bedroom semi-detached house within walking distance of the high street with front and rear gardens and requiring improvement throughout

- A Three Bedroom Semi-Detached Home
- In Need of Improvement Throughout
- Front and Rear Gardens
- Walking Distance to High Street and Shops
- Countryside Walks nearby
- Possibility to Create Driveway Subject to Planning

🏠 Freehold

🏠 EPC Rating D



An Exciting Opportunity to Acquire this Family Home Needing Modernization with Exceptional Potential for Extension and Off-Road Parking (STPP)

Property Overview

This is an exceptional chance to purchase a family home that, while in need of some modern updates, offers incredible potential for expansion and the addition of off-road parking (subject to planning permission).

Detailed Description

The accommodation spans approximately 900 square feet, distributed over two floors. The ground floor features:

Entrance Hallway: Welcoming and spacious, providing access to the main living areas.

- **Sitting Room:** Includes patio doors that open up to the rear garden, creating a seamless indoor-outdoor living experience.

- **Dining Room:** Perfect for family meals and entertaining guests.

- **Fitted Kitchen:** Functional space with potential for modernization to suit contemporary tastes.

The first floor comprises:

- **Two Generous Double Bedrooms:** Offering ample space for relaxation and storage.

- **Single Bedroom:** Ideal for a child's room, guest room, or home office.

- **Family Bathroom:** Equipped with essential fixtures and fittings, ready for updating.

Outdoor Space

The property boasts both front and rear gardens, primarily laid to lawn. The rear garden benefits from a desirable south-facing aspect, making it a perfect spot for outdoor activities and gardening enthusiasts. The front garden presents an opportunity to create off-road parking, enhancing convenience and value, subject to obtaining the necessary planning permissions.

This home is a fantastic project for those looking to customize and expand their living space while enjoying the benefits of a prime location.

Property Information

Mains water & drainage and mains electricity. Gas central heating

Council Tax band: C

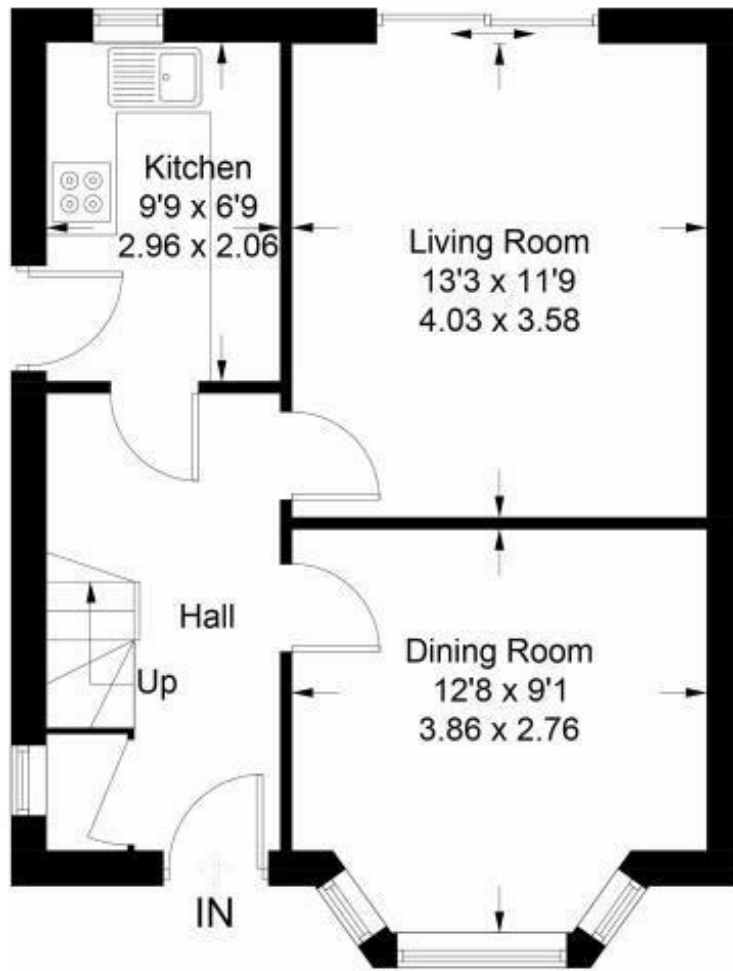
EPC Rating: D

Local Authority: Wiltshire County Council

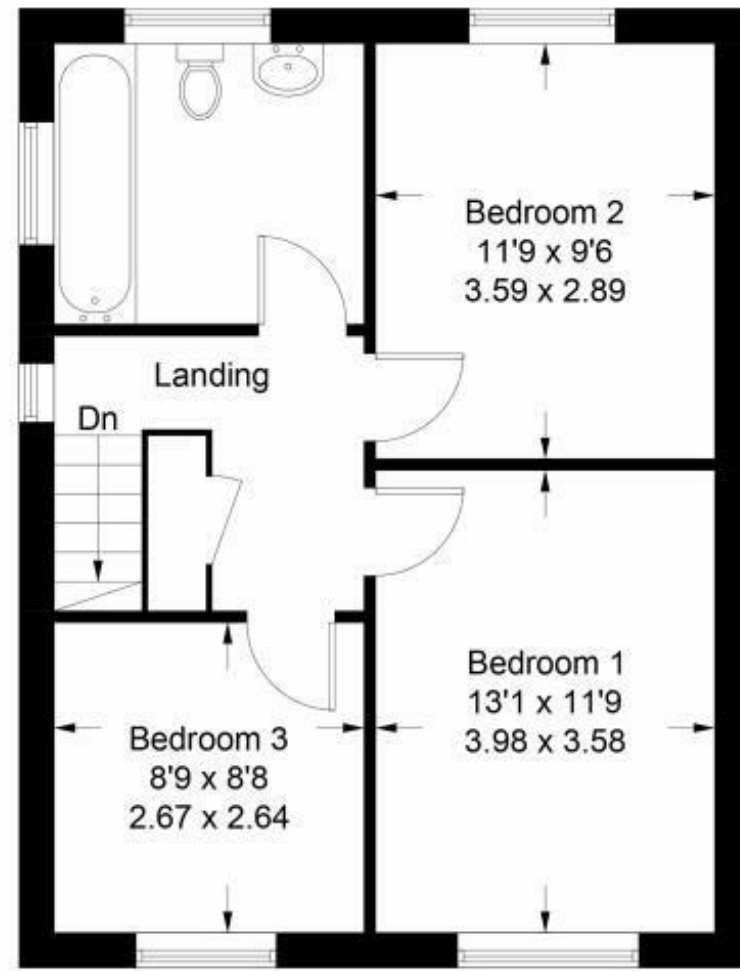
Location

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.





Ground Floor



First Floor

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.