



THE OLD POST OFFICE
14A LONDON ROAD, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

THE OLD POST OFFICE, 14A LONDON ROAD, MARLBOROUGH, WILTSHIRE, SN8 1PH

Marlborough centre 0.5 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

**A 2 bedroom Grade II Listed character cottage with parking within a level walk of the town centre.
The property benefits from spacious accommodation and has the benefit of private parking.**

* Hall * Sitting room * Kitchen/breakfast room * Two bedrooms * Shower room *
* Courtyard * Parking * Substantial brick built store *



MARLBOROUGH

The Old Post Office is located close to the centre of Marlborough, offering easy access in to town and to local countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Rick Steins. The Leisure Centre and Golf Club provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

The Old Post Office is an end terrace cottage believed to date from around 1800. The property offers character accommodation in a convenient position within the town.

The front door leads into a reception hall with a part glazed door leading in to the sitting room and a staircase with accent lighting leading to the first floor.

The sitting room is to the front of the house and is lovely and light and has a beam to the ceiling. The sitting room leads in to the kitchen which is fitted with a range of wall and floor mounted units. There is an integrated hob, oven and extractor hood. The kitchen offers space for a dining table or breakfast area. To the rear of the house there is a spacious modern shower room. An understair cupboard provides storage space.

On the first floor the landing leads to two bedrooms, there is a double room to the front of the house and a single bedroom to the rear with a side window and a Velux window.

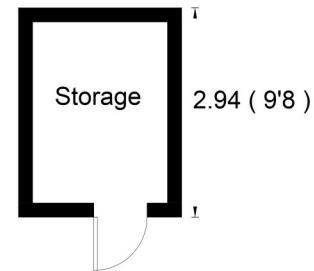
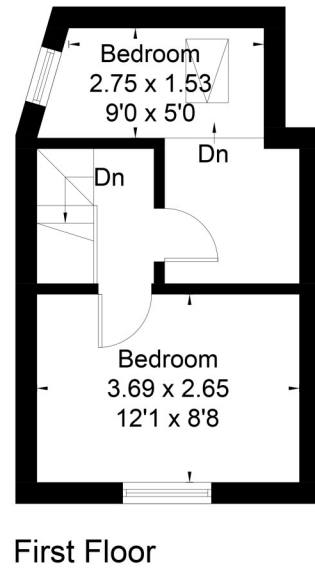
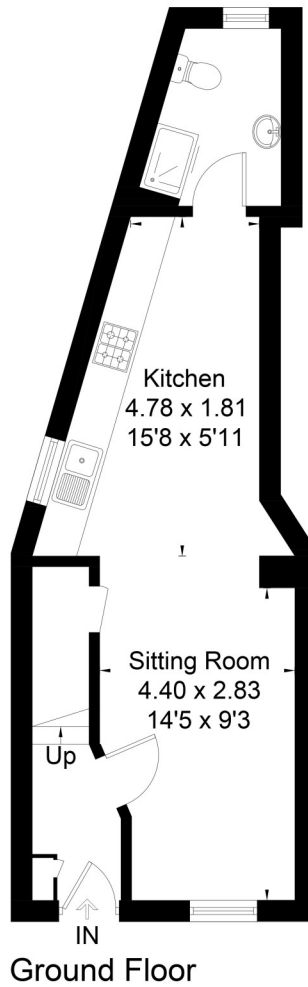
OUTSIDE

To the rear of the property there is a small courtyard beyond which there is a generous gravelled parking area. There is a substantial storage shed to the rear of the plot..

SERVICES

All mains services connected. Broadband currently 40Mb/s. Council tax Band C.

Approximate Floor Area = 57.2 sq m / 616 sq ft
Storage = 4.8 sq m / 52 sq ft
Total = 62 sq m / 668 sq ft



(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78688

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