



40 HERD STREET
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

40 Herd Street, Marlborough, Wiltshire, SN8 1DG

M4 (Junction 15) Approximately 7miles; Rail link to London Paddington from Great Bedwyn (7 miles) or Hungerford (10 miles) in approximately 1 hour.

A Grade II Listed terraced house offering great character accommodation over four floors.
The property is located moments from Marlborough High Street and offers potential for updating to individual requirements.

*** 2 bedrooms * Living room * Kitchen/breakfast room * Bathroom ***
*** Courtyard garden * Close to town centre ***



MARLBOROUGH

Marlborough is an historic and thriving market town with an extensive range of quality independent and well known retailers and high street shops. There are several independent restaurants and cafes along with plenty of amenities including a doctor's surgery, library, sports centre and an excellent state secondary school, St. Johns Academy and well regarded primary school St. Marys.

The town is sited along the M4 corridor close to J15 (7.5 miles) and has nearby rail links from Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west country.

The River Kennet flows through the town and the town is within the Wessex Downs Area of Outstanding Natural Beauty with the ancient Savernake forest providing plenty of opportunities for exploration.



THE PROPERTY

Forming part of a group of Grade II Listed properties this charming house is built of brick and stone elevations incorporating leaded and timber framed windows. The property is approached through a shared doorway (number 41) leading in to a paved walkway to the rear where the entrance to number 40 is on the left adjacent to the garden.

Entering the house there is a lovely and light double height hallway. The hall leads in to a living room to the front of the house with exposed timber floor and a fireplace. Stairs lead down to the lower ground floor where there is a kitchen with space for a table. The first floor landing gives access to a double bedroom with feature fireplace, wide floor boards and exposed wall timbers. There is a bathroom on the first floor with bath with handset shower. A further staircase leads to a double bedroom on the top floor.

The property offers a great chance to buy a character house in Marlborough while offering the opportunity to update to individual requirements.

OUTSIDE

To the rear of the house there is a pretty east facing courtyard style garden with seating area. Please note there is no parking with the property.

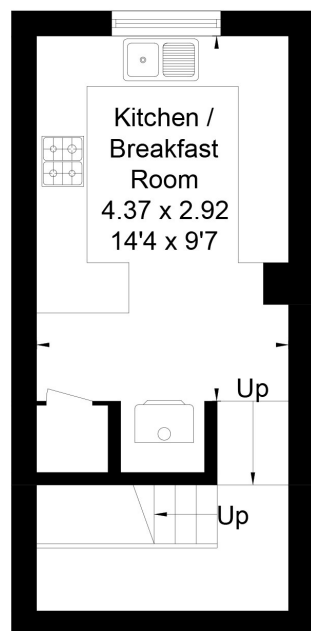
SERVICES

All mains services connected. Council Tax band B.

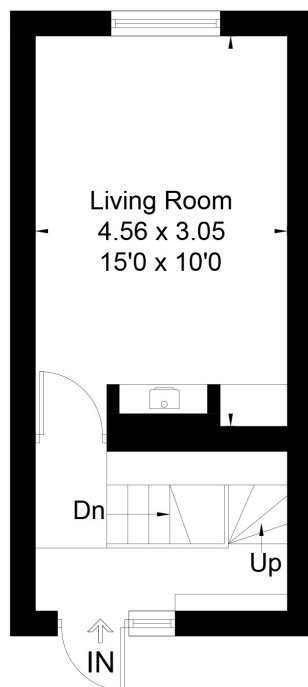
Approximate Floor Area = 70.6 sq m / 760 sq ft (Excluding Void & Shed)



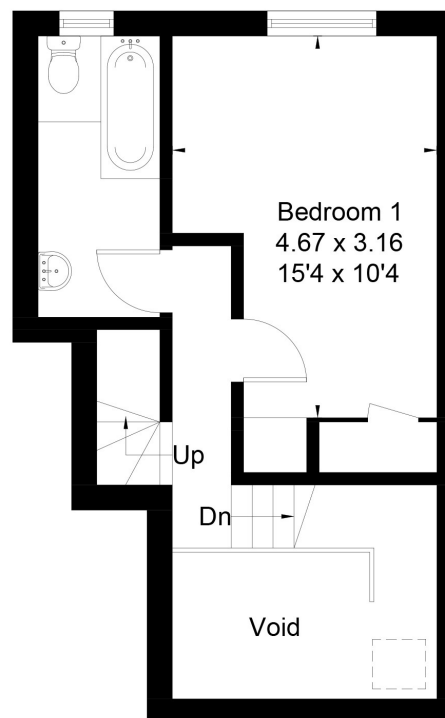
[] = Reduced head height below 1.5m



Lower
Ground Floor



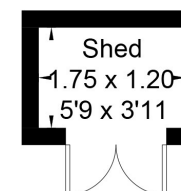
Ground Floor



First Floor



Second Floor



(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 #85846

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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