



10 White Horse Road
Marlborough, Wiltshire, SN8 2FE

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A well presented three bedroom house set at the edge of town with lovely views

- Well presented light and airy accommodation
- Close to open countryside with lovely views but easy access to Town Centre
- Three reception rooms, three bedrooms, two bathrooms
- Private garden, garage and allocated parking

Location

St Johns Park is a popular development on the eastern outskirts of the town, there is a footpath providing a shortcut linking St Johns Park to Elcot Lane and providing a pleasant walk to the High Street. Marlborough is an historic market town located 11 miles south of Swindon, 10 miles from Hungerford and 18 miles from Newbury. 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 (Golf Club and Leisure Centre).

There is a wide range of both state and private schooling in the area including St John's School and Marlborough College.

The M4 Motorway (J15) is approximately 10 miles distance providing fast road access to London, Bristol, and the West Country and rail links can be found in the nearby villages and of Pewsey and Great Bedwyn with both offering services to London Paddington.

Description

This attractive semi-detached house offers bright and light accommodation, set out over two floors. The layout is well planned; including a study, a generous living room, kitchen and downstairs wc on the ground floor and three bedrooms, with a family bathroom on the second floor.

Entrance Hall with wood effect floor leads to the **Dining Room** with an arch to the **Kitchen** with a range of wall and floor units under a wood effect worksurface incorporating a 1 ½ bowl stainless steel sink, a 4-ring gas hob with electric oven with extractor above, and space for fridge freezer. To the other side of the Hall is a **Study** and the **Sitting Room**. There is a wc with handbasin.

Stairs leading to the first-floor landing and the **Main Bedroom** with built-in wardrobes and **ensuite Shower Room**. There is another **Double Bedroom** and a **Single Bedroom**, both carpeted. The **Family Bathroom** has a hand basin, wc, a bath with shower attachment, tiled walls and a heated towel rail

Outside

To the front there is space to park as well as a drive leading to the single Garage. The garden

lies to the rear bordered with close boarded fencing.

Tenure - Freehold

Services: Mains gas, electricity, drainage and water. Gas central heating. **Broadband** – Plug in fibre with a speed of 47-73 Mbps Source - www.bt.com/broadband/deals

Council Tax: Band C

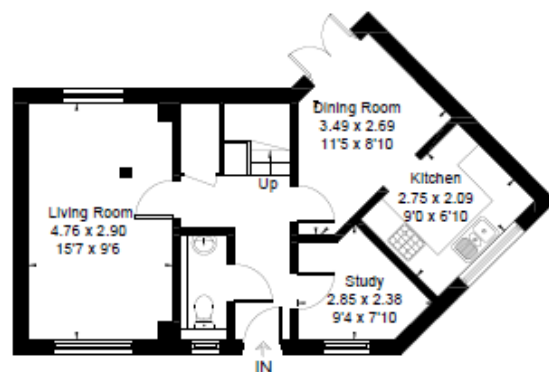
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Local Authority

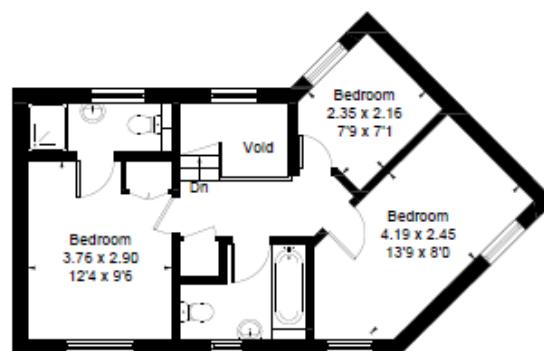
Wiltshire Council, County Hall, Trowbridge
Wiltshire BA14 8JN, Tel: 01225 713000
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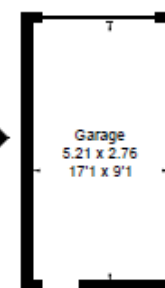
Approximate Floor Area = 86.2 sq m / 928 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 100.5 sq m / 1082 sq ft



Ground Floor



First 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 #90427





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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