



26 Priory Court, Marlborough

Guide Price £1,700 pcm

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26 Priory Court

26 Priory Court is being sold via Secure Sale online bidding, with Terms and Conditions applying and a starting bid of £325,000. The property has been legally prepared, allowing a buyer to secure it immediately once their bid or offer is accepted. This process provides a transparent sale designed to offer greater speed, security and certainty for all parties. The property is a spacious three-bedroom terraced house located on the edge of Marlborough within a development designed exclusively for residents aged over 55. The accommodation is arranged over two floors and includes an entrance hall with a cloakroom and utility area, a comfortable sitting room with fireplace, a dining room, and a bright south-facing sun room with access to the garden. The kitchen features fitted units, stone-effect worktops, a breakfast bar, and integrated appliances including a Bosch double oven, electric hob, dishwasher, fridge and freezer.

Upstairs, the principal bedroom benefits from fitted wardrobes, an en-suite shower room, and a south-facing decked balcony overlooking the garden. There are two further bedrooms and a family shower room. Outside, the property includes an allocated parking space, a nearby garage, and a well-maintained rear garden with patio, lawn, and planted borders.



On the first floor, a wide landing provides access to all rooms. The impressive principal bedroom is located at the rear of the property and benefits from fitted wardrobes, an additional storage cupboard, an en-suite shower room, and a south-facing decked balcony overlooking the garden. There are two further bedrooms – one double and one single – both served by a well-appointed family shower room. The property is double glazed throughout and benefits from underfloor heating on the ground floor.

Outside

To the front of the property there is an allocated parking space along with additional visitor parking. The garage is located nearby in a block. To the rear is a well-maintained garden with a patio area directly accessed from the garden room. The garden also features a small lawn, established flowerbeds, and a variety of plants and shrubs, creating an attractive outdoor space. In addition, the south-facing balcony from the principal bedroom provides a pleasant elevated spot to enjoy the outlook.

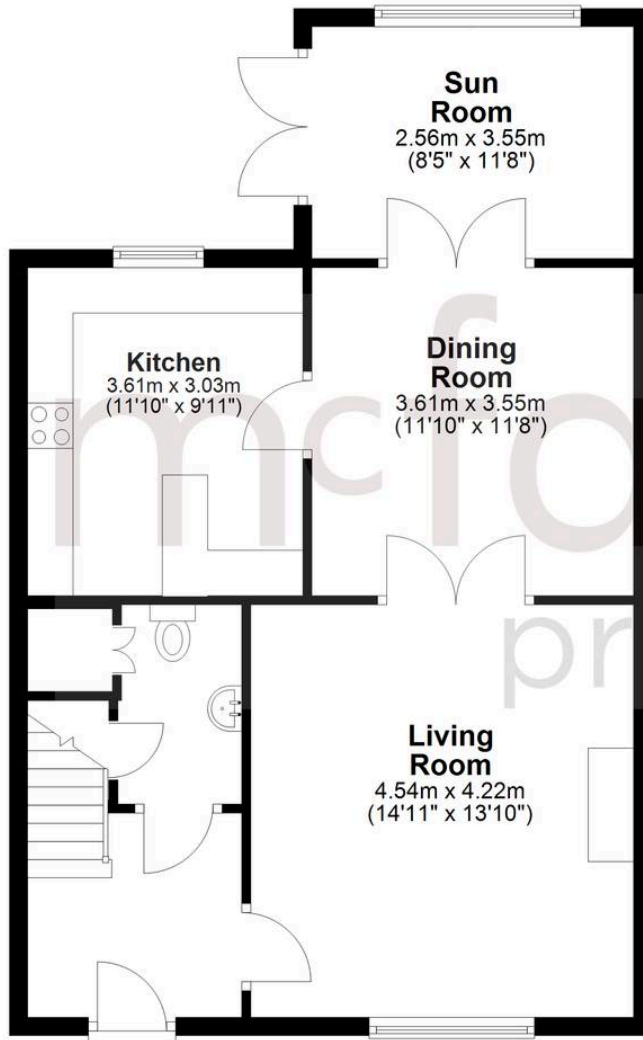
Offered Part Furnished or Unfurnished.

Holding Deposit: £392.30, Deposit: £1961.00, Initial Term:
Periodic, Council Tax Band: F. EPC Rating: B



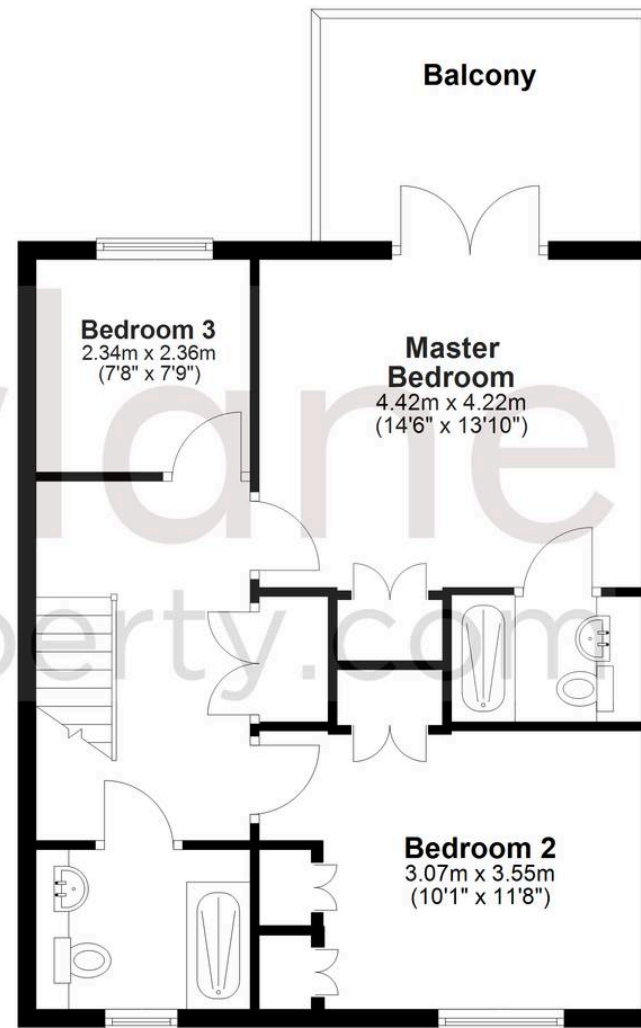
Ground Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



First Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



Total area: approx. 119.7 sq. metres (1288.7 sq. feet)

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