

3 Chantry Lane, Marlborough

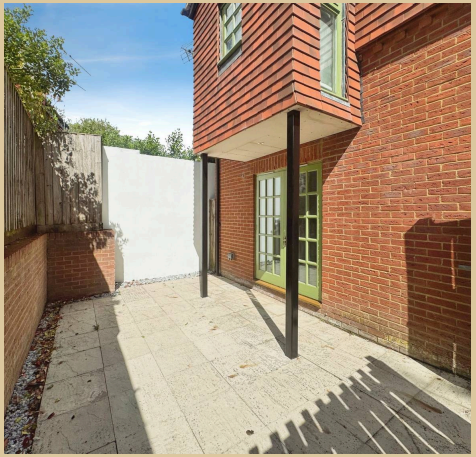
Guide Price **£425,000**

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3 Chantry Lane

Tucked away in a highly desirable position just moments from the High Street, this charming two-bedroom home offers the perfect blend of convenience, privacy, and low-maintenance living, complete with a private courtyard garden and allocated parking.
Upon entering, you are welcomed by a bright entrance hall with tiled flooring, providing access to a useful downstairs cloakroom and handy understairs storage. The spacious kitchen/dining room is well-equipped with ample cupboard and worktop space, an integrated fridge freezer, electric hob and oven, attractive tiled splashbacks, and plenty of room for a dining table, making it an ideal space for both everyday living and entertaining.

To the rear of the property, the comfortable sitting room is presented in neutral décor with fitted carpeting and enjoys direct access to the private courtyard garden through patio doors, allowing natural light to flood the room.

Stairs rise to the first floor, where a Velux window above the landing creates a wonderfully bright and airy feel. The family bathroom is fitted with a shower over the bath, heated towel rail, practical shelving, and wood-effect flooring.

The principal bedroom is a generous double room, beautifully light thanks to a striking floor-to-ceiling window as well as an additional window overlooking the courtyard garden. The second bedroom is also a well-proportioned double, offering flexibility for guests, family, or home working.
Outside, the enclosed courtyard garden provides a private and low-maintenance outdoor retreat, surrounded by high fencing and featuring gated access. The property further benefits from an allocated parking space for one vehicle.

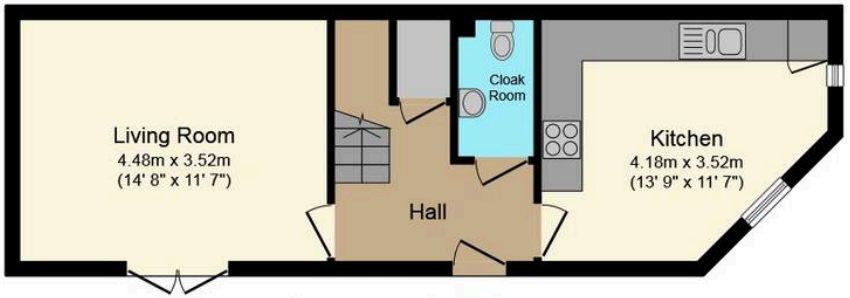
Ideally situated just a stone's throw from the High Street and its excellent range of shops, cafés, restaurants, and amenities, this delightful home presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

- Prime Town Centre Location
- Two Double Bedrooms
- Private Enclosed Courtyard Garden
- Allocated Parking Space
- Well-Presented Neutral Décor Throughout
- Ideal First-Time Purchase or Investment



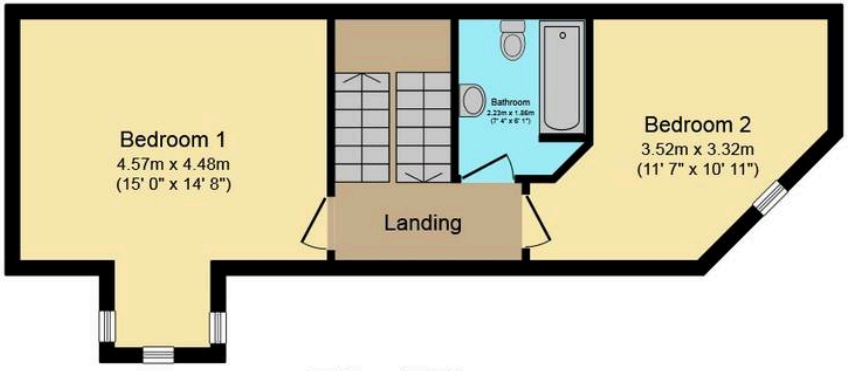






Ground Floor

Floor area 39.6 sq.m. (426 sq.ft.) approx



First Floor

Floor area 41.4 sq.m. (446 sq.ft.) approx

Total floor area 81.0 sq.m. (872 sq.ft.) approx

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