



37 HERD STREET  
MARLBOROUGH

**BREARLEY & RICH**  
ESTATE AGENTS

## **37 Herd Street, Marlborough, Wiltshire, SN8 1DG**

M4 (Junction 15) Approximately 7.5 miles; Rail link to London Paddington from Great Bedwyn (7 miles) or Hungerford (10 miles) in approximately 1 hour.

A Grade II Listed end terrace house offering great character accommodation over three floors.  
The property is located moments from Marlborough High Street and benefits from a lovely garden to the rear.

**\* 2 bedrooms \* Sitting room \* Kitchen \* 2 Bath/shower rooms \*  
\* Pretty 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**

A Grade II Listed period property built of brick, rendered and tile hung elevations under a tiled roof with a wealth of character and period features. The front door leads into a charming sitting/dining room with an attractive brick feature fireplace. To the rear of the house there is a charming vaulted ceiling kitchen fitted with a bespoke John Lewis of Hungerford kitchen. Integrated appliances include a gas hob, electric oven and washing machine. Stairs from the kitchen lead up to the first floor where there is a main bedroom with feature fireplace and an en suite shower room. A further staircase leads up to the second floor where there is a landing leading to a second double bedroom and a separate bathroom.

### **OUTSIDE**

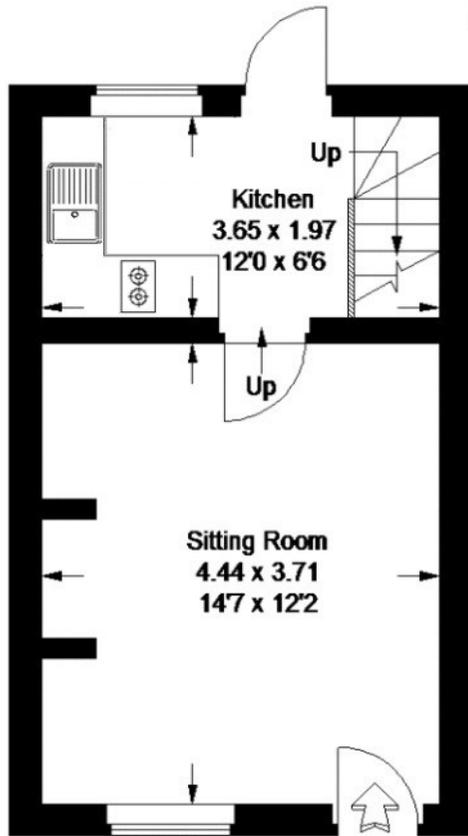
The property benefits from side access leading in to an attractive garden with a lovely patio terrace and a lawned area with mixed borders and shrubs. Please note there is no parking with the property.

### **SERVICES**

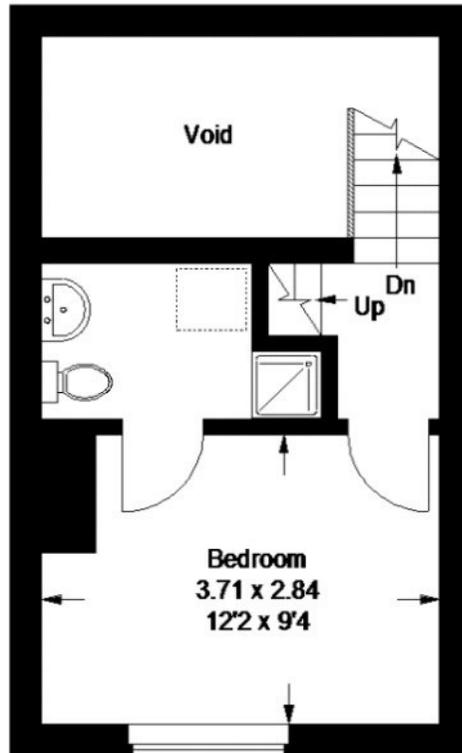
All mains services connected. Council Tax band C.

Note: A very rarely used but historic gated neighbours pedestrian access exists across the garden to the side gate.

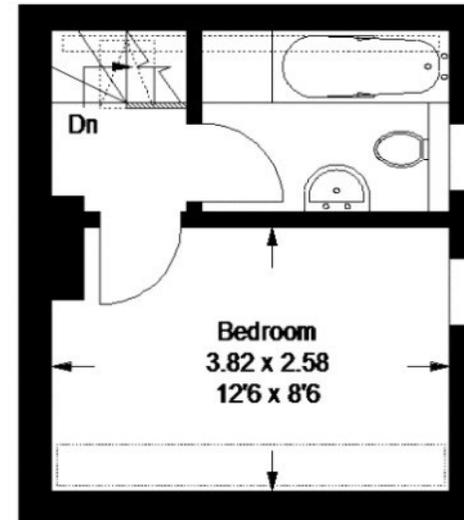
Approximate Gross Internal Area = 58 sq m / 624 sq ft (Excluding Void)



Ground Floor



First Floor



Second Floor



 = Reduced headroom below 1.5 m / 5'0

FLOORPLANZ © 2013 0845 6344080 Ref 107862

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

01672 514820

www.brearleyandrich.co.uk  
1 London Road,  
Marlborough, Wiltshire, SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

**BREARLEY & RICH**  
ESTATE AGENTS