30 Kingsbury Street, Marlborough

Guide Price **£610,000 | £1,600 pcm**

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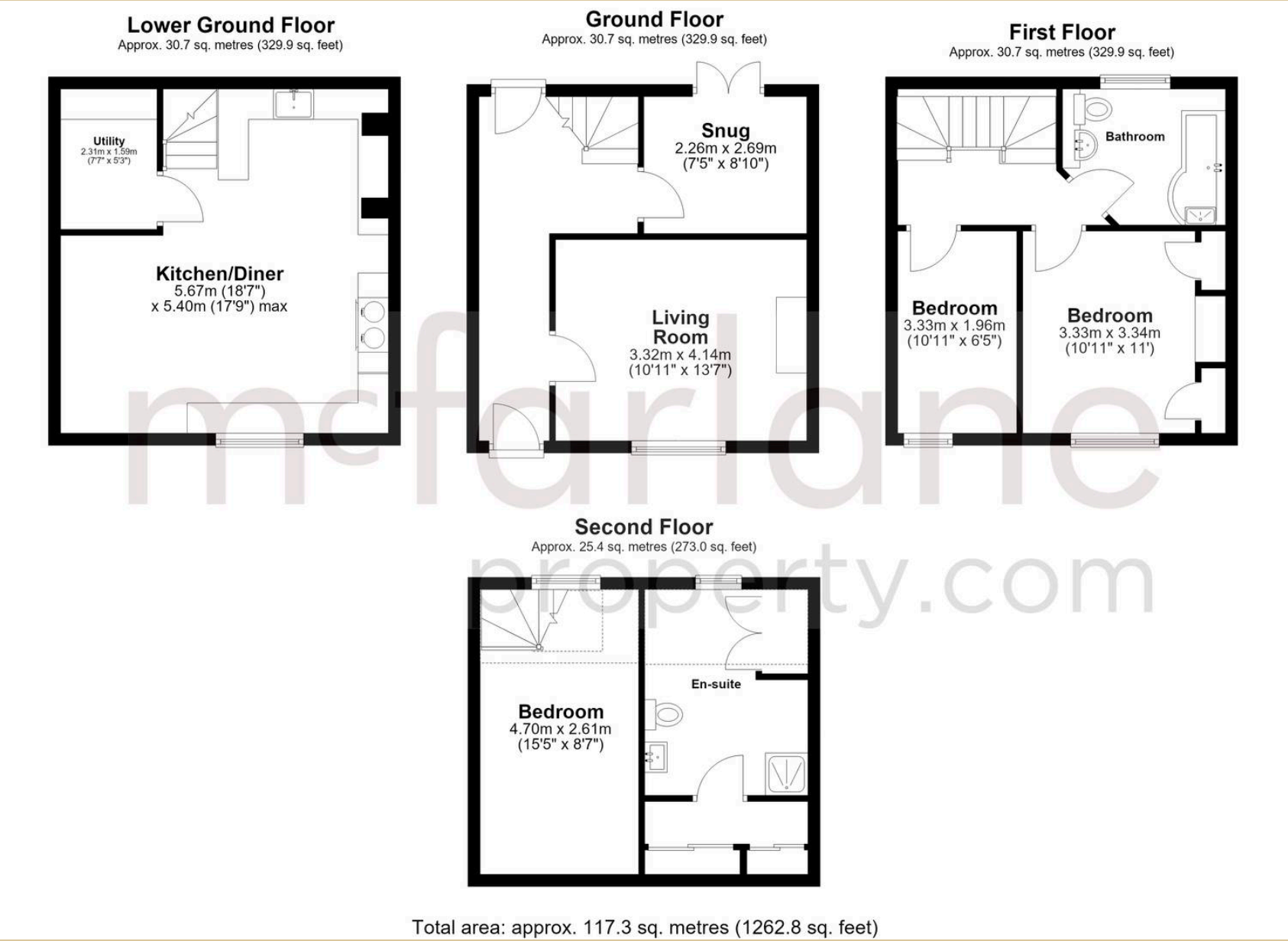
30 Kingsbury Street

Marlborough

This charming four-storey Grade II listed Georgian terraced house, situated in Kingsbury Street,offers a delightful blend of period character and traditional features, ideally positioned within walking distance of Marlborough's vibrant High Street. Approached via steps and attractive wrought iron railings, the elegant red-brick townhouse opens into an entrance hall featuring high ceilings and wood flooring, providing a welcoming introduction to the property. The sitting room retains a wealth of period features, including sash windows and a fireplace with built-in shelving either side, creating an inviting space. To the rear, a versatile snug or home office provides useful additional living space, with doors leading directly onto the patio and private rear garden.

- SHORT TERM
- South East facing rear garden
- Un-restricted road parking
- Beautiful four Storey Georgian House
- Walking distance of Marlborough High Street
- Three Bedrooms
- Two Bathrooms

The first floor offers two bedrooms, with one of the double bedrooms featuring a fireplace as an attractive focal point, complemented by cupboards either side providing useful storage. A tiled family bathroom with a shower over the bath completes this floor. The top floor features a double bedroom with an en-suite shower room, complete with a double shower, fitted wardrobe space and a large Velux window allowing plenty of natural light. The characterful basement kitchen showcases exposed brick walls, stone-tiled flooring, a Belfast sink, Rayburn cooker and breakfast island with integrated storage. Ample fitted cabinetry provides excellent storage, while the basement also incorporates a dining area and a useful utility space for white goods. To the rear, the property benefits from a large, private south-east facing garden, predominantly laid to lawn and enclosed by mature planting, established borders and trees, creating a peaceful outdoor space. The garden offers excellent room for entertaining, relaxing and gardening, with a patio area, useful shed and attractive mature greenery. Unrestricted on-road parking adds further convenience. Combining Georgian elegance, charming period features and a private garden, this characterful home presents an excellent opportunity to enjoy town-centre living within easy reach of Marlborough High Street and its wide range of amenities, independent shops, cafés and restaurants.



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