

**7 UPPER ISBURY ROAD
MARLBOROUGH**



7 Upper Isbury Road Marlborough, Wiltshire, SN8 4AY

Guide Price £310,000

Approximately 0.6 Miles to Marlborough
High Street

Approximately 7 Miles to Bedwyn
Railway Station

Approximately 8.2 Miles to M4 J15

- Freehold
- Semi Detached House
- Glorious Far Reaching Views
- Superbly Upgraded both inside and out
- Entrance Hall
- Sitting Room
- Fabulous Kitchen/Dining room
- Two Bedrooms
- Modern Re-Fitted Bathroom
- Gas Central Heating
- Double Glazing
- Two Car Driveway
- Store Shed
- Attractive Landscaped Rear Garden



Situation

Marlborough is an historic and thriving market town. The town has an extensive range of upmarket shops, public houses, restaurants and cafes along with plenty of amenities including: Marlborough College, a sports centre and the highly rated St Johns secondary school, St. Johns. Marlborough is sited along the M4 corridor close to J15 (9miles) and has nearby rail links from either Pewsey, Bedwyn, Swindon or Hungerford to London and the west. Marlborough is surrounded by glorious countryside.



The Property

A superbly upgraded semi-detached house located in a quiet residential area with glorious far reaching views across the town.

This lovely home includes a light and airy Sitting room and a fabulous open plan Kitchen/Dining room with French doors opening onto the rear garden.

Upstairs, there are two double Bedrooms served by a modern re-fitted Bathroom.

Gas central heating, double glazing and a smart new front door keep this home warm and snug.

Outside

At the front of the house there is a double width private driveway.

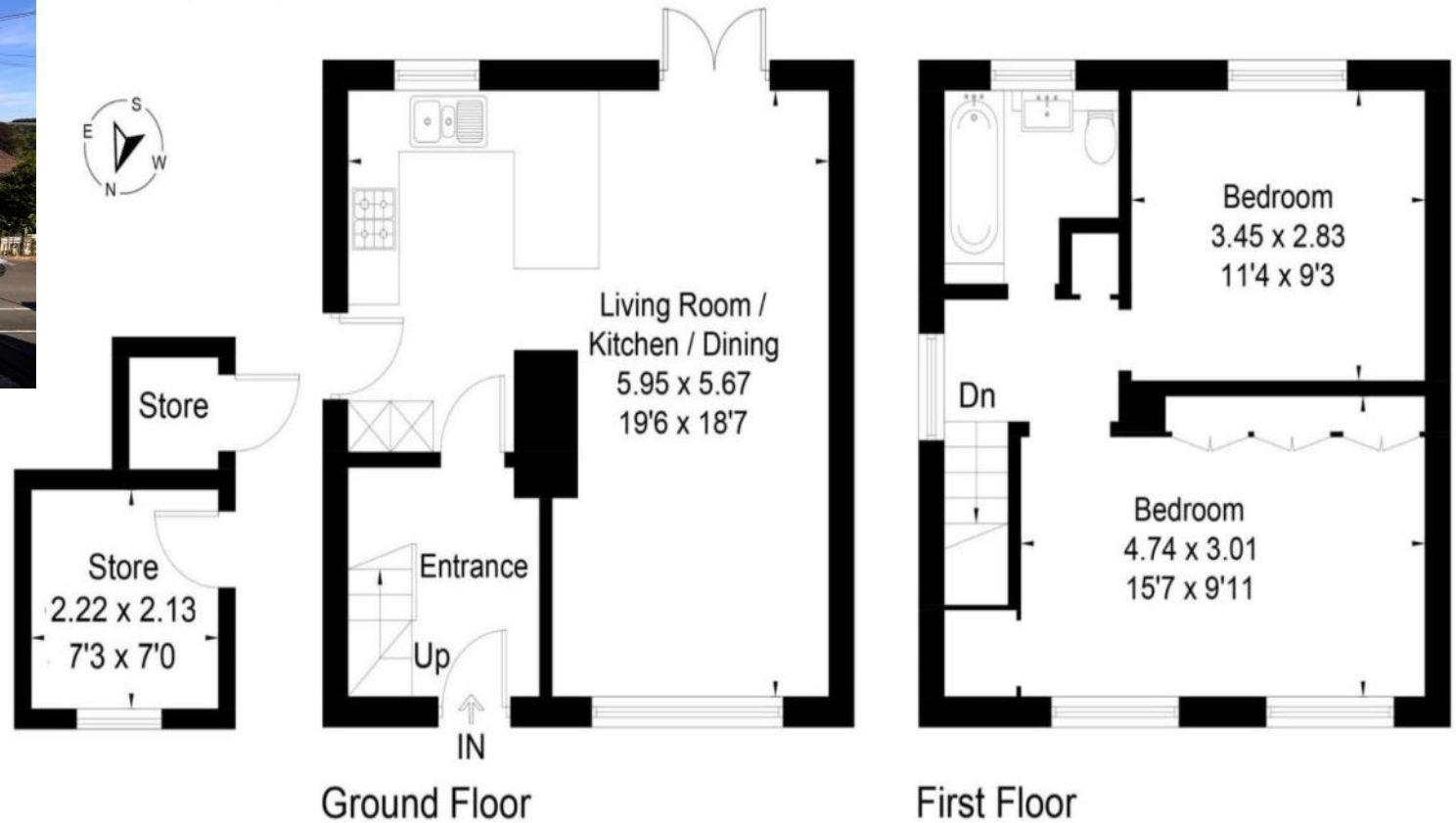
To the rear there is an attractive terraced garden which has been landscaped to include a patio, entertaining area and flower and shrub borders. Within the garden there is a useful outhouse/store shed.







Approximate Floor Area = 67.5 sq m / 727 sq ft
 Outbuilding = 6.1 sq m / 66 sq ft
 Total = 73.6 sq m / 793 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage
 Mains Gas
 Mains Electricity

Council Tax Band: B

What 3 Words Location: ///bunny.hindering.loading

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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 #79241

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