

7 Marlborough Court, Westbury, Wiltshire, BA13 3FF

£1,250 Per Month

DESCRIPTION
A well-presented three-bedroom terraced home, conveniently located within easy reach of the town centre and its amenities. The accommodation comprises an entrance hall, lounge, kitchen and cloakroom to the ground floor, with three bedrooms and a family bathroom upstairs. Further benefits include UPVC double glazing, gas central heating, three allocated parking spaces and front and rear gardens.

ENTRANCE HALL
The entrance hall features laminate flooring, a built-in doormat, radiator, telephone point, thermostat controls, smoke alarm and useful storage cupboard. Stairs rise to the first floor.

LOUNGE
14'3" x 11'6"
The lounge benefits from a double-glazed window and French-style doors opening into a conservatory, together with a radiator and TV and telephone points.

CONSERVATORY
A Fully UPVC double glazed conservatory with French doors leading to the rear garden.

KITCHEN
10'0" x 9'5"
The kitchen features a double-glazed window to the front and a range of matching wall and base units with Beech Block-effect worktops. There is a stainless steel 1½-bowl inset sink with chrome mixer tap. Further benefits include a fitted electric oven, gas hob and extractor.

CLOAKROOM
The cloakroom comprises a dual-flush close-coupled W.C, wall-mounted vanity wash hand basin, tiled splashbacks, wall light, extractor fan and radiator.

BEDROOM ONE
14'3" x 9'5"
Bedroom One benefits from two double-glazed windows to the rear, a built-in double wardrobe, TV point and radiator.

BEDROOM TWO
10'2" x 7'1"
Bedroom Two benefits from a UPVC double-glazed window and radiator.

BEDROOM THREE
9'5" x 6'9"
In Bedroom Three there is a double glazed window and radiator.









BATHROOM
The bathroom comprises a panelled bath with chrome mixer tap, chrome power shower and glass shower screen, pedestal wash hand basin with chrome monobloc tap and dual-flush close-coupled W.C. Further features include tiled splash backs, extractor fan, chrome heated towel rail and shaver socket with light.

EXTERIOR

FRONT GARDEN
The front of the property features a covered entrance porch with a pathway leading to the front door and a low-maintenance graveled area. The property benefits from two allocated parking spaces, together with an additional parking space to the side. An outside tap is also provided.

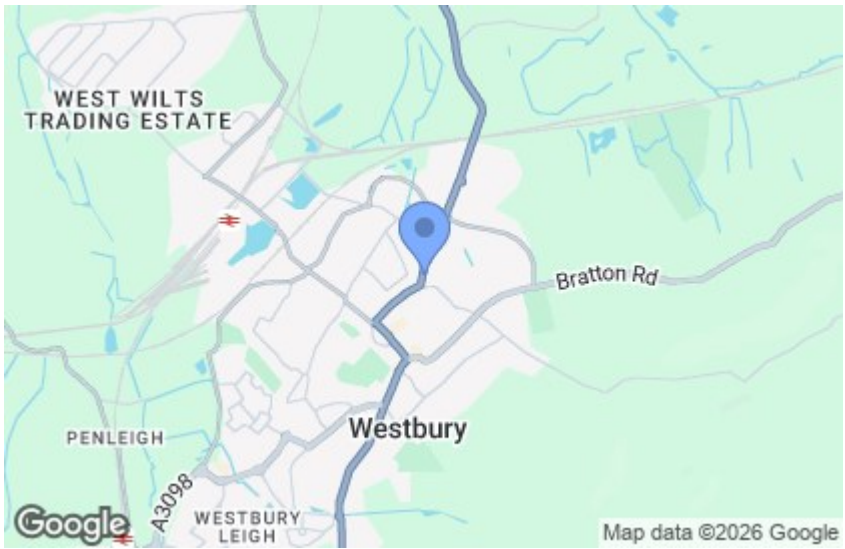
REAR GARDEN
The enclosed rear garden is well designed for low-maintenance outdoor living, featuring a paved patio and artificial lawn. The garden is enclosed by close-board fencing and benefits from a storage shed and gated access to the front.

ADDITIONAL INFORMATION
Council tax band C
Available 2nd week of January 2027









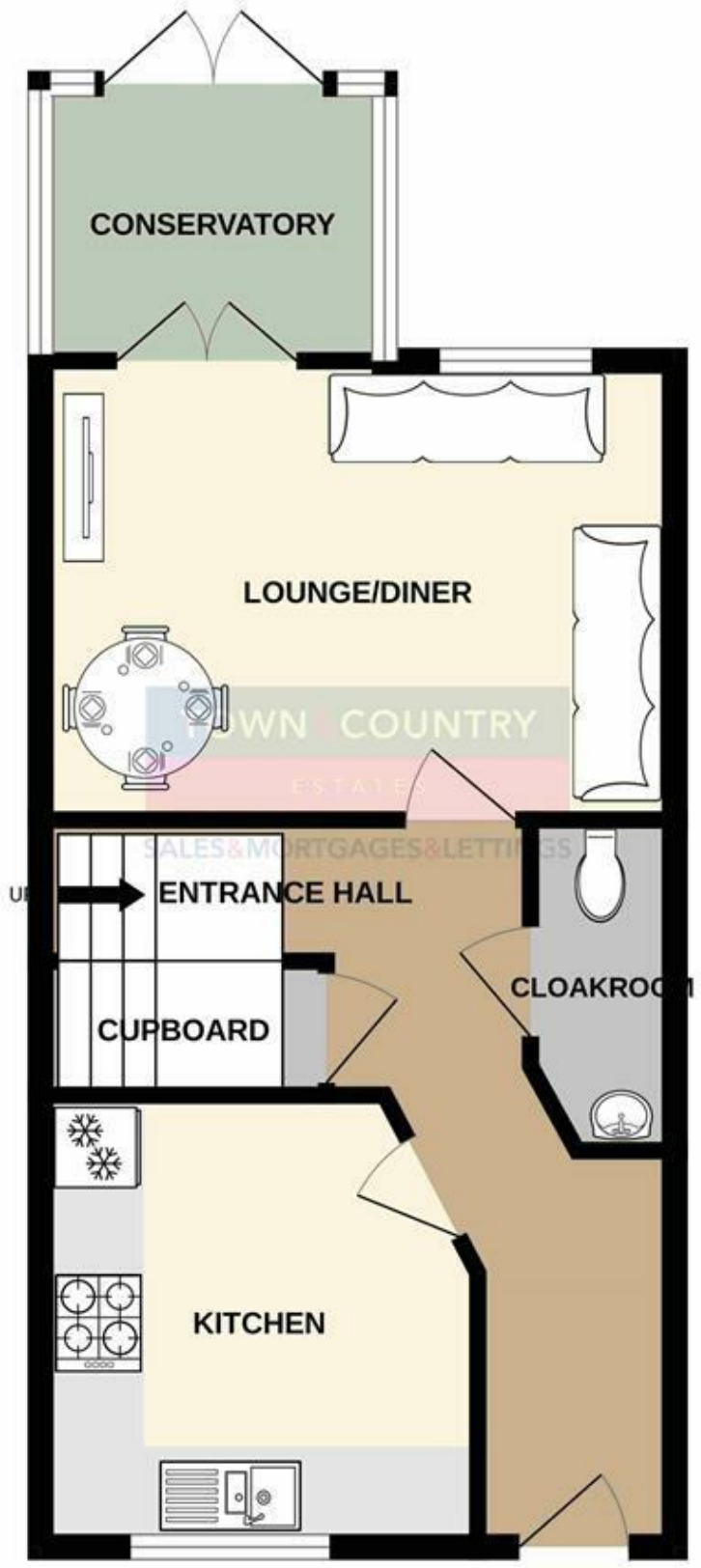








GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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