



30 Kingsbury Street, Marlborough

Guide Price £610,000

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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.

- 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.



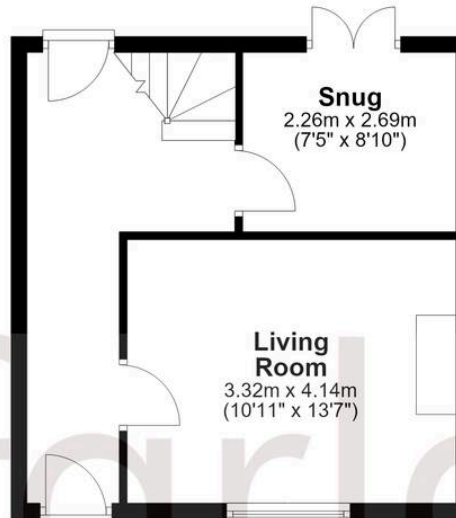
Lower Ground Floor

Approx. 30.7 sq. metres (329.9 sq. feet)



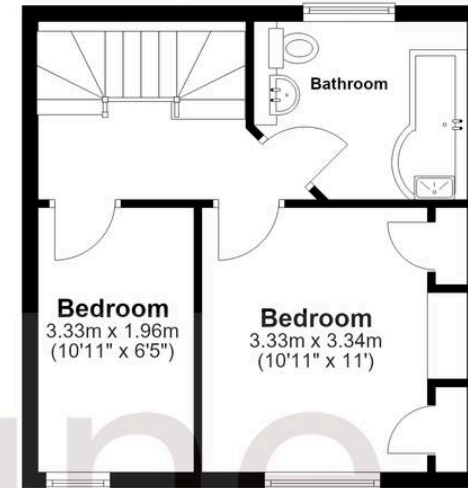
Ground Floor

Approx. 30.7 sq. metres (329.9 sq. feet)



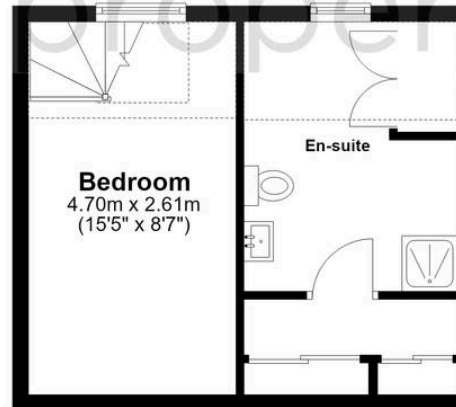
First Floor

Approx. 30.7 sq. metres (329.9 sq. feet)



Second Floor

Approx. 25.4 sq. metres (273.0 sq. feet)



Total area: approx. 117.3 sq. metres (1262.8 sq. feet)

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