



43 Rogers Meadow, Marlborough

Guide Price £270,000

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Marlborough

A two-bedroom red brick home within walking distance of the High Street, with allocated parking, guest parking and a rear garden. Rogers Meadow offers well-proportioned accommodation arranged over two floors, with the added benefits of allocated parking and additional guest parking.

Approached via a front lawn and steps leading to the entrance, the property opens into a practical porch, providing useful space for coats and shoes. From here, you enter the sitting room, which is decorated in neutral tones and benefits from carpeting throughout, together with useful under-stairs storage.

To the rear of the property is the kitchen, fitted with a range of wall and base units and finished with laminate flooring. French doors provide a lovely connection to the garden and allow plenty of natural light into the room, with views across the rear garden.

Upstairs, there are two good-sized double bedrooms, both carpeted throughout. The principal bedroom benefits from a built-in wardrobe and additional shelving, providing excellent storage. The family bathroom is fitted with a bath with shower over, wash hand basin and WC.



Outside, the rear garden offers a patio area with steps leading down to a lawned area, with a useful garden shed positioned at the end. There is also rear access from the garden. The garden enjoys a pleasant outlook towards mature horse chestnut trees, creating a leafy and attractive backdrop. Ideally positioned within easy walking distance of the High Street, this property offers comfortable accommodation, useful parking and a good-sized garden in a convenient location.

- Two double bedrooms
- Walking distance of the High Street
- Allocated parking & guest parking
- French doors opening onto the rear garden
- Rear garden with patio and lawn



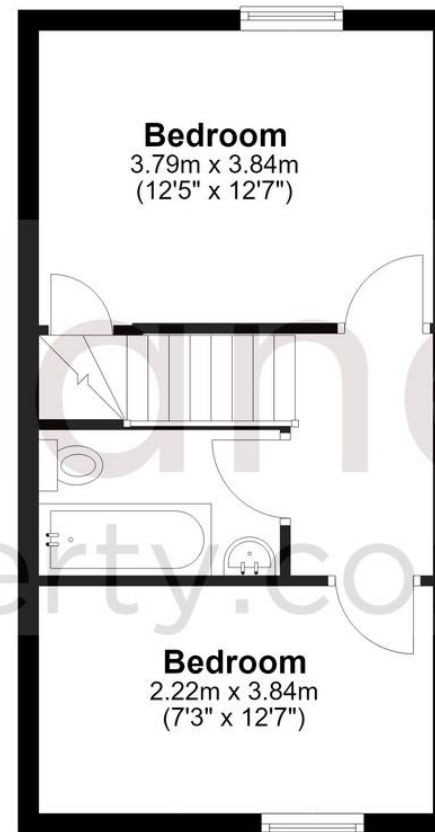
Ground Floor

Approx. 30.4 sq. metres (327.0 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.1 sq. feet)



Total area: approx. 59.7 sq. metres (642.1 sq. feet)

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