105 London Road, Marlborough

Guide Price **£275,000**

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Marlborough

Dating back to the early 1900s, this charming two-bedroom townhouse is conveniently positioned within walking distance of Marlborough High Street and its excellent range of shops, cafés and amenities. Well presented throughout in neutral décor, the property combines character features with practical modern living and benefits from the rare advantage of an enclosed garden, garage and parking for two vehicles.

Upon entering the property from London Road, you are welcomed into a practical entrance porch, providing a useful space for coats and shoes.

The charming sitting room is full of character, featuring a beautiful bay window, exposed timber beams, farmhouse-style internal doors, built-in shelving, and practical under-stairs storage. A conveniently located WC completes the ground floor accommodation.

Positioned at the rear of the property, the kitchen is fitted with wood-effect work surfaces, a ceramic sink and wood-effect flooring. Natural light is provided by a window and door overlooking the garden, and there is space for essential white goods.

On the first floor, a bright landing leads to the principal double bedroom, which benefits from a built-in wardrobe. The family bathroom is also located on this floor and comprises a seated bath with shower over, wash hand basin and WC, complemented by tiled walls and practical flooring.

Occupying the top floor is a bright second double bedroom with views over the rear garden, providing versatile accommodation for guests, family members or those working from home.

The rear garden is tiered, with a gravelled seating area leading to a raised patio. Bordered by mature hedging and enclosed by fencing, the garden is easy to maintain and benefits from access to the garage and parking area beyond.

A characterful townhouse in a highly convenient town-centre location, offering the increasingly rare combination of a garden, garage and off-road parking.

- Period Townhouse
- Two Double Bedrooms
- Garage & Parking for Two Vehicles
- Enclosed Rear Garden
- Walking Distance to Town Centre

Total area: approx. 62.9 sq. metres (677.0 sq. feet)

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