



14 RIVER PARK
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

14 River Park, Marlborough, Wiltshire, SN8 1NH

M4 (Junction 15) Approximately 7miles; Rail link to London Paddington from Great Bedwyn (7 miles) or Hungerford (10 miles) in approximately 1 hour.

An extended and well cared for 3 bedroom home located moments from Marlborough High Street in a popular and quiet no through road.
The property benefits from parking, a large garage and a larger than average private garden.

*** Hall * Sitting/dining room * Conservatory * Kitchen * Utility room * Three bedrooms * Bathroom with separate shower * Cloakroom *
* Large garage * Parking * Gardens ***



MARLBOROUGH

Marlborough is an historic and thriving market town with an extensive range of quality independent and well known retailers and high street shops. There are several independent restaurants and cafes along with plenty of amenities including a doctor's surgery, library, sports centre and an excellent state secondary school, St. Johns Academy and well regarded primary school St. Marys.

The town is sited along the M4 corridor close to J15 (7.5 miles) and has nearby rail links from Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west country.

The River Kennet flows through the town and the town is within the Wessex Downs Area of Outstanding Natural Beauty with the ancient Savernake forest providing plenty of opportunities for exploration.



THE PROPERTY

14 River Park is situated in one of the most sought after locations in Marlborough due to its close proximity to the High Street, while being a quiet location with parking and easy access to local schools and walks. From the front door, the hall leads in to a sitting/dining room with remote operated gas fire. A door from this room leads into the large conservatory with plenty of space for all the family. Also off the hall is a well presented kitchen also with a door to the conservatory. The ground floor also provides a cloakroom while located to the rear of the garage there is a very generous utility room..

Upstairs, the landing has an airing cupboard, while there are three light bedrooms, two of which have fitted storage. There is a modern bathroom with separate shower. The property is well presented throughout although offers potential for updating if required.

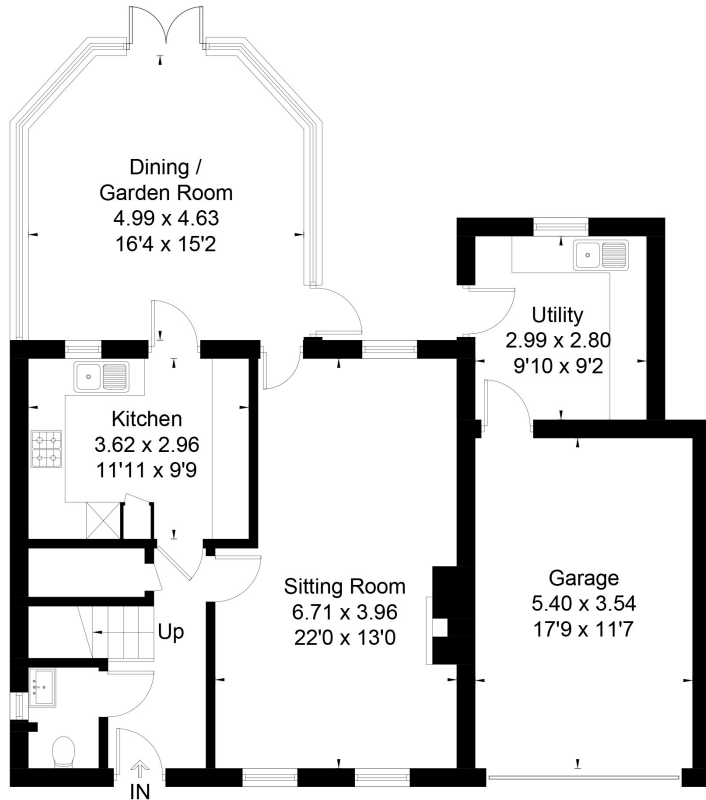
OUTSIDE

The house is approached over a driveway providing parking and leading to the attached garage. The garage is wider than average providing plenty of space for storage in addition to a car if required. To the side of the drive there is a lawned front garden with mature shrubs. A path leads to the side of the house and to the garden with a path leading to a paved area placed to catch the afternoon sun. In the corner of the garden there is a storage shed.

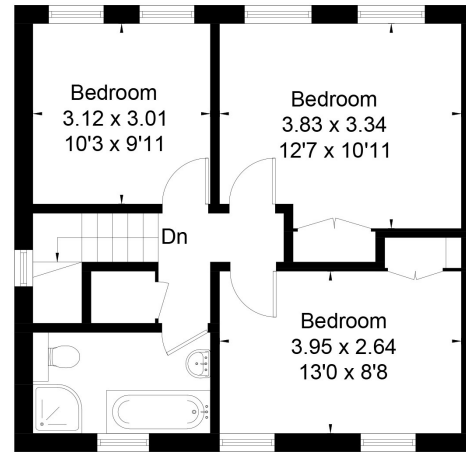
SERVICES

All mains services connected. Council Tax band F. Tenure: Freehold.

Approximate Floor Area = 115 sq m / 1238 sq ft
 Garage / Utility = 28.5 sq m / 307 sq ft
 Total = 143.5 sq m / 1545 sq ft



Ground Floor



First Floor



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 #103851

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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