



12 Herd Street, Marlborough

Guide Price **£300,000**

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12 Herd Street

This delightful two-bedroom period home offers deceptively spacious accommodation arranged over two floors, blending traditional charm with exciting potential for modernisation. Behind its traditional brick façade, the home showcases its period charm with classic sash-style windows. Internally, the accommodation is both comfortable and practical, offering scope to personalise and enhance, subject to the necessary consents. The cosy sitting room features an attractive exposed brick fireplace, forming a charming focal point of the space. French doors open directly onto the west-facing garden, allowing excellent natural light to fill the room and creating a lovely connection between inside and out. Flowing on from here is the open-plan kitchen and dining area, providing a functional and sociable space for everyday living.

To the first floor are two well-proportioned double bedrooms, both enjoying good natural light and offering ample space for furniture and storage. The family bathroom is also located on this level.

While the property would benefit from some updating, it presents a fantastic opportunity for buyers to tailor the interiors to their own taste and style, enhancing both character and comfort.



Outside

Externally, the home benefits from an enclosed garden offering a practical and usable outdoor space. The garden is laid out with a patio area, a lawn, established borders, and mature trees, providing both functionality and character. The elevated position of the property allows for convenient access to Marlborough High Street.

This is a wonderful opportunity to acquire a character property in a prime Marlborough setting, well suited as a main residence, downsizing option, or investment purchase.

- Two double bedrooms
- Open-plan kitchen and dining area
- Period character with potential to modernise
- Elevated position with easy access to Marlborough High Street



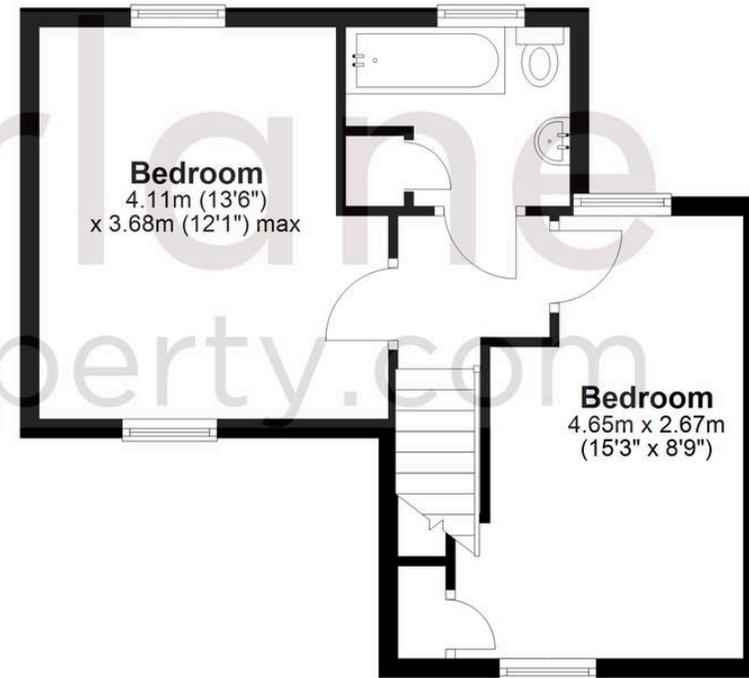
Ground Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.2 sq. feet)



Total area: approx. 72.5 sq. metres (780.5 sq. feet)

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