



**ST. MARGARETS MEAD,
MARLBOROUGH**

Carter Jonas

30 ST. MARGARETS MEAD, MARLBOROUGH, SN8 4BA

AMENITIES

- Open Plan Kitchen/Diner
- Reception room
- Conservatory
- Utility Room
- Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Garden
- Parking
- Close to town centre

SITUATION

Marlborough is a vibrant market town with the high street enjoying the mantle of 'the widest high street in England'. Recently ranked second best shopping destination in the UK, the town offers a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as a newly opened cinema at The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. The town features annual Jazz and literary festivals, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns and city's including Swindon, Bath, Salisbury, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

Set on a no-through road, 30 St Margarets Mead is an end of terrace house of red brick elevations, under a tiled roof relieved by double glazed windows.

The house offers generous and flexible living accommodation throughout and been updated by the current owners to create a warm and welcoming home. The real heart of the home is the open plan kitchen/breakfast room which has been remodelled by the current owners and creates a fantastic family and entertaining space. There is also a sitting room with working fireplace, conservatory opening out to the rear garden, cloakroom and utility room completing the downstairs accommodation.

Upstairs are three double bedrooms, all of which are served by the newly fitted family bathroom with bespoke cabinetry and quality sanitaryware.

A NEWLY RENOVATED THREE BEDROOM END OF TERRACE HOUSE WITHIN EASY WALKING DISTANCE OF THE HIGH STREET.



OUTSIDE

Benefitting from a larger than average plot, to the front of the property is paved parking for two to three vehicles. The rear garden is mainly laid to lawn and enclosed with close board fencing with mature tree and shrub borders. A paved area creates a perfect spot of al-fresco dining. There is also a large garden store which could be converted to a home office or gym with the necessary permissions.

TENURE Freehold

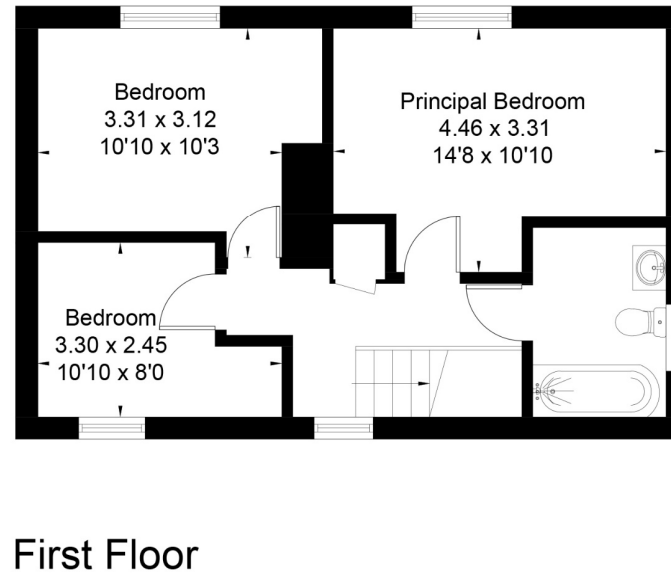
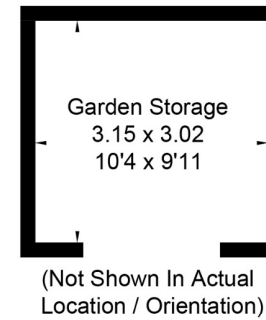
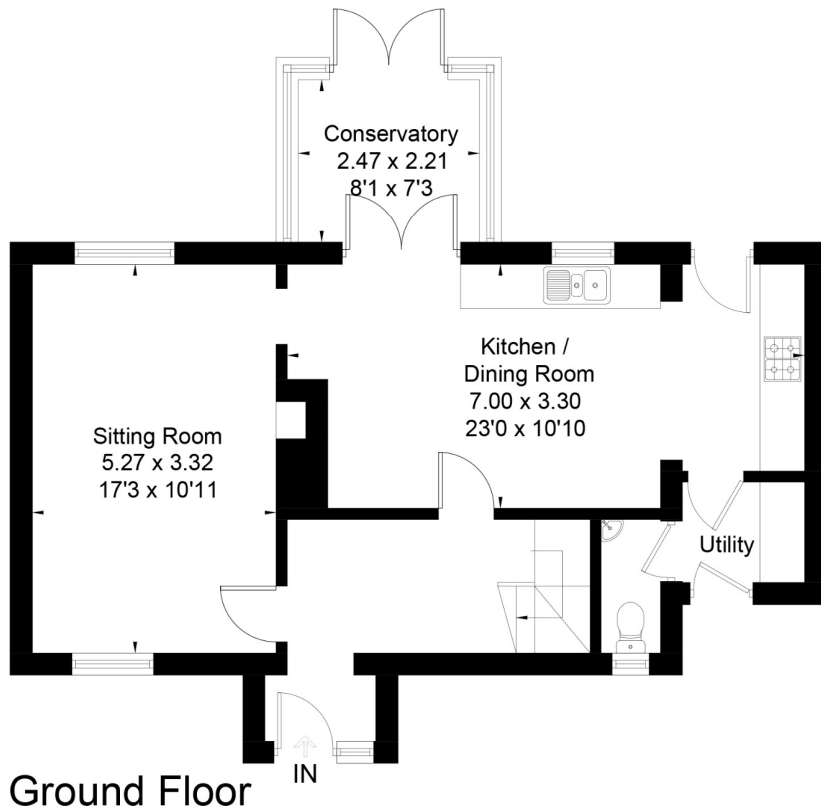
EPC BAND C.

GUIDE PRICE: £375,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



St. Margarets Mead Marlborough, SN8
Approximate Area = 1141 sq ft / 106.0 sq m
(Excluding Open Garden Storage)



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 #61753

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IMPORTANT INFORMATION

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Classification L2 - Business Data