



Gales Ground Marlborough SN8

£1,175 Per Month - Available 14/09/2016

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Beyond your expectations

An attractive three bedroom family home in Marlborough with a front and rear garden as well as a garage.

3 Bedrooms | Bathroom & Cloakroom | Spacious Living Areas | Garage | Driveway Parking | Front & Rear Gardens.

Description

This excellent family home is perfectly located just outside of Marlborough town, but only a short walk to the High Street and to the local schools. Located in a quiet cul-de-sac, the property is approached by a lawned front garden and driveway parking in front of the garage. Inside on the ground floor, there is an entrance hallway with a cloakroom, a light and spacious living room that wraps around the stairway through to the dining room, which has patio doors out to the well maintained, enclosed garden and finally there is a modern fitted kitchen. On the first floor, there are two excellent double bedrooms with built in wardrobes and a third small double or large single bedroom. There is also a recently refurbished family bathroom.

Situation

The historic market town of Marlborough provides an extensive range of shopping facilities, a twice weekly market, a public library and various pubs and restaurants. The town is well served with state and private schools and benefits from a sports centre with an indoor swimming pool. Further, the surrounding countryside is designated as an Area of Outstanding Natural Beauty. Marlborough is well located for access to the M4 (junction 15 approximately 10 miles) and the commercial centre of Swindon is about 12 miles from which there is a regular Intercity rail service to London Paddington. There are also services to Paddington from nearby Pewsey & Great Bedwyn.



Living Room



Garden

Hamptons Marlborough Lettings

20 High Street

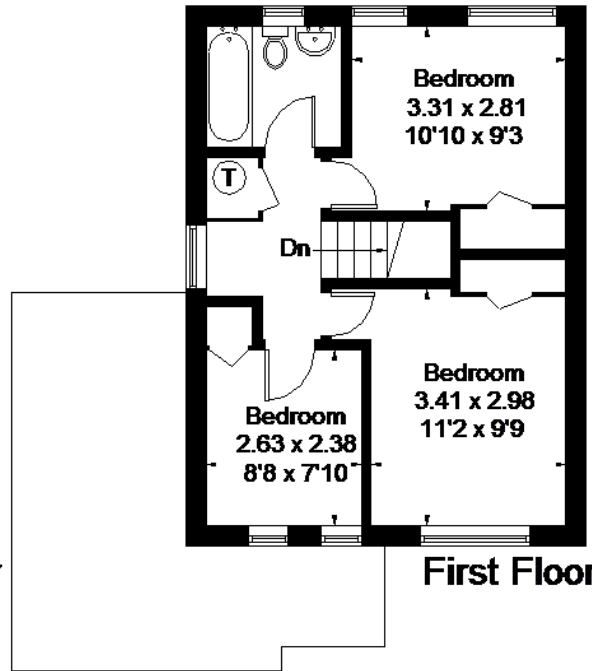
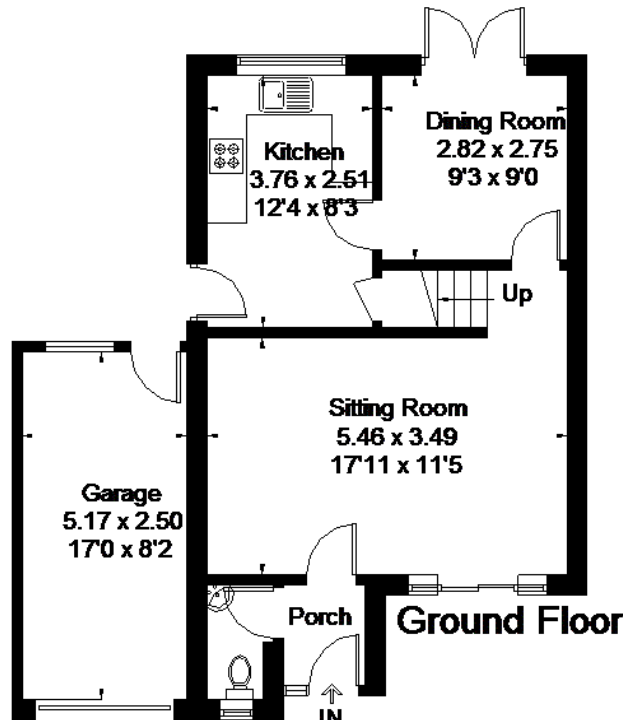
Marlborough SN8 1AA

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www.hamptons.co.uk

Gales Ground, Marlborough

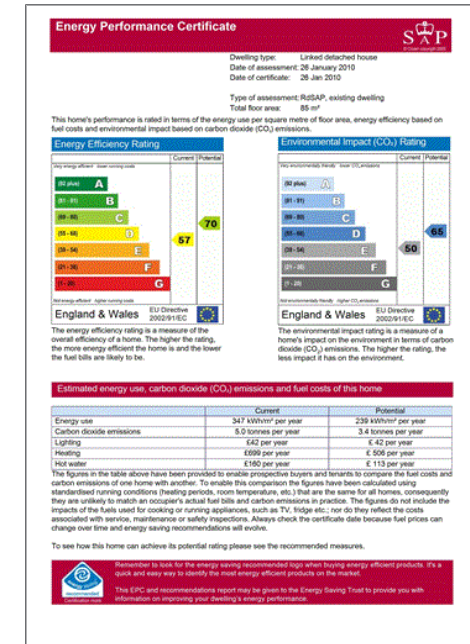
Approximate Gross Internal Area = 84.7 sq m / 912 sq ft
Garage = 12.8 sq m / 137 sq ft
Total = 97.5 sq m / 1049 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 144033

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.



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