



Kingsbury Street Marlborough SN8

£850 Per Month - Available Now

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*Beyond your expectations*



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*This is a charming two bedroom cottage in the heart of Marlborough with a pretty garden, which has recently been refurbished; it will rent quickly, so don't let someone else snatch it up!*

Two Bedrooms | Shower Room | Garden & Sun Terrace | Period Features | Town Centre Location | Gas Central Heating | White Goods Included.

## Description

This attractive Grade II listed cottage offers light and well presented accommodation throughout. On entering the property, you are greeted by a lovely sitting room with an open period fireplace, an exposed ceiling beam and built in cupboards, which leads into the modern kitchen with wooden worktops, an integral washing machine, a dishwasher, a fridge/freezer and a breakfast table. From here, a door then provides access into the pretty rear garden. Upstairs, there are two excellent bedrooms where the master benefits from wonderful views over the town and surrounding hills and the second bedroom has a built-in wardrobe. There is also a brand new shower room.

## Situation

The property is situated on Kingsbury Street, only a short walk from the High Street. The old 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



Kitchen

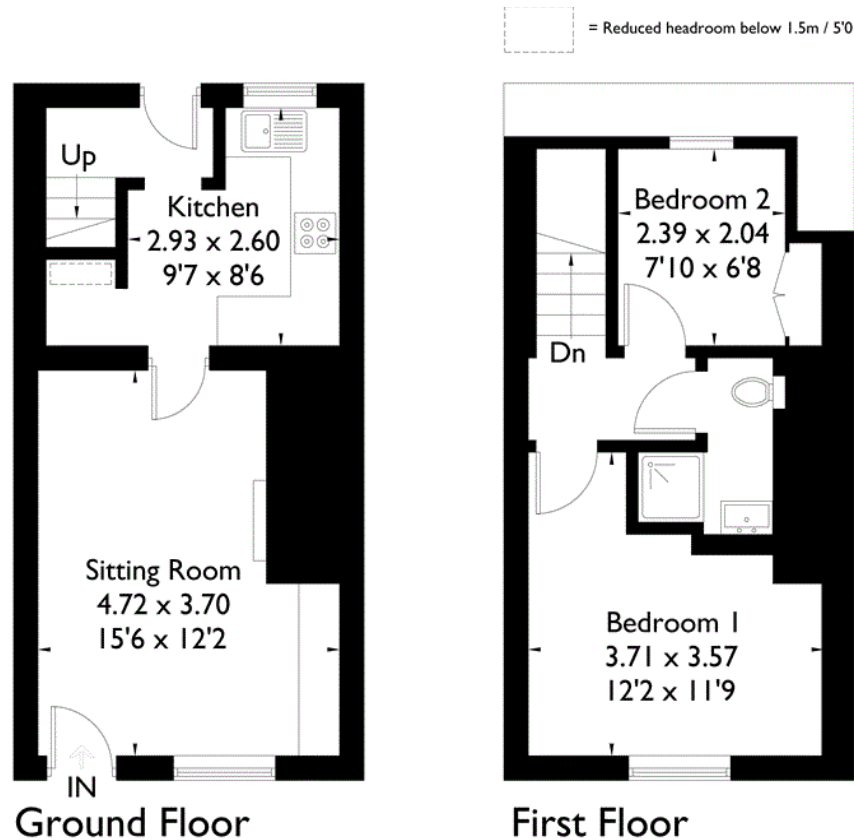
## Hamptons Marlborough Lettings

20 High Street

Marlborough SN8 1AA

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Kingsbury Street,  
Marlborough



Approximate Gross Internal Area  
50.7 sq m / 546 sq ft

Floorplanz © 2015  
0845 6344080 Ref: 156755

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.

Currently not available

**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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