



London Road | Marlborough | SN8 2AP

SLCA are delighted to bring to the market this deceptively spacious, semi-detached, thatched cottage within walking distance of the High Street. The cottage comes with two reception rooms, kitchen/breakfast room, laundry room, four bedrooms and two bathrooms. Outside the cottage offers front and rear gardens with garage and parking.

Rent £1,500 pcm

- Semi-Detached Thatch Cottage
- Two Large Reception Rooms
- Kitchen/Breakfast Room
- Two Bathrooms



Property Description

Description

London Road is a beautifully light and spacious, semi-detached, Georgian thatched cottage retaining many of its original period features throughout. The cottages comes with two large reception rooms both benefiting from gas stove fireplaces and exposed wooden beams, large kitchen/breakfast room, laundry room and a downstairs toilet. To the first floor of the cottage there two two large double bedrooms and a spacious family bathroom, two further bedrooms and a separate shower room. Outside, this wonderful cottage comes with an brick walled enclosed rear garden with inset driveway and garage.

Entrance Hall

Solid wooden door to the front, large under stairs storage cupboard, wall lights, two radiators, tiled flooring plus a separate wooden door leading into the garden.

Downstairs Cloakroom

White suite comprising wc, hand basin, tiled walls and flooring, extractor fan and radiator.

Kitchen/Breakfast Room

21ft' 6in Max" x 12ft' 10in" (6.55m x 3.91m)
With a double glazed bay window and two additional windows to the side this room is a superb entertaining space, offering a range of wall and base units with rolled edge work surfaces and tiled splashbacks, stainless steel sink drainer, electric oven and hob, extractor cooker hood, plumbing for dishwasher, integrated fridge/freezer, two large storage cupboards and tiled flooring.

Laundry Room

12ft' 10in" x 5ft' 10in" (3.91m x 1.78m)
Window to the rear with a range of wall and base units, rolled edge worksurfaces, plumbing for washing machine and space for tumble dryer, boiler housed on the wall, tiled flooring and radiator.

Dining Room

19ft' 11in Into Bay" x 12ft' 11in" (6.07m x 3.94m)
Bay window to the front and additional window to the rear, gas stove fireplace and radiator.

Living Room

18ft' 9in Into Bay" x 10ft' 4in" (5.72m x 3.15m)
Bay window to the front, gas stove fireplace, tv and telephone points, exposed wooden beams and radiator.

Landing (Front)

Window to the front and smoke alarm.

Bedroom One

16ft' 8in Max" x 13ft' 10in" (5.08m x 4.22m)

Windows to the front and rear, feature fireplace, hand basin, wall lights and radiator.

Bedroom Two

17ft' 9in" x 10ft' 10in" (5.41m x 3.3m)

Windows to the front and rear, feature fireplace, built-in wardrobe, loft access and radiator.

Family Bathroom

Window to the rear, white suite comprising bath with mixer tap and glass shower screen, hand basin, wc, tiled walls and vinyl flooring, airing cupboard and radiator.

Landing (Rear)

Skylight to the side and smoke alarm.

Bedroom Three

12ft' 8in" x 10ft' 11in" (3.86m x 3.33m)

Window to the rear, tv point and radiator

Bedroom Four

9ft' 7in" x 7ft' 1in" (2.92m x 2.16m)

Window to the side, built in wardrobe and radiator.

Shower Room

Skylight to the side, white suite comprising shower cubicle, hand basin, wc, extractor fan, tiled walls, vinyl flooring and radiator.

Garden

Walled rear garden that has been landscaped for low maintenance briefly comprising patio area with the remainder laid with Cotswold chippings plus gated access to the side and rear.

Garage

Single garage which is great for storage.

Parking

Off road parking for one car.



Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

99A High Street

Marlborough

Wiltshire

SN8 1HD

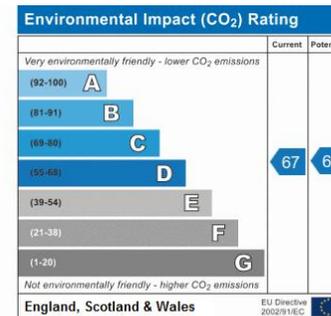
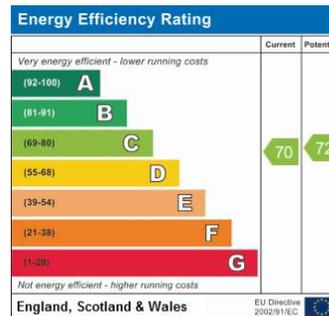
www.slca.net

office@slca.net

01672 514 380



This floorplan is to be used as guidance only. The accuracy of these plans cannot be verified.
Plan produced using PlanUp.



Address:
96 London Road Marlborough Wiltshire SN8 2AP
Reference:
ML056

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements