



## The Green | Marlborough | SN8 1AW

SLCA are delighted to bring to the market this wonderful deceptively spacious cottage situated on the prestigious Green just off the High Street of Marlborough. This is available now so please don't delay call us today.

## Rent £800 pcm

- Terraced Cottage
- Two Bedrooms
- Two Reception Rooms
- Two Bathrooms



## Property Description

The Green is a wonderful hidden gem boasting charm and character with benefiting from being situated within one of the most prestigious location of Marlborough. The cottage itself comes with light and spacious accommodation comprising living room with a gas fireplace, newly fitted kitchen with a area for dining, bathroom also offering a separate shower cubicle, the cottage also comes with a cellar which is a superb storage place. To the first floor this cottage offers two double bedrooms and a separate cloakroom. Outside there is a pretty enclosed rear garden.

### Living Room

18ft' 5in" x 13ft' 6in" (5.61m x 4.11m) Two Georgian wooden windows to the front, solid wooden door to the front, gas fireplace, wall lights, tv and telephone points and a radiator.

### Kitchen

10ft' 5in" x 7ft' 9in" (3.18m x 2.36m) With a range of wall and base units, with rolled edge worksurfaces over, sink with drainer, electric oven, spaces for fridge/freezer and plumbing for washing machine, tiled splash backs and vinyl flooring.

### Dining Area

9ft' 7in" x 7ft' 9in " (2.92m x 2.36m) steps leading from the kitchen area, windows to the side and rear plus a door leading in to the garden, central heating boiler on the wall, and a radiator.

### Cellar

17ft' x 12ft' 2in" (5.18m x 3.71m) Brick stairs leading down from the living room, with lighting, great space for storage.

### Landing

Split level landing allow access in to the bedrooms.

### Bedroom One

14ft' 1in" x 13ft' 11in" (4.29m x 4.24m) Two double glazed windows overlooking the green, fitted wardrobes, loft access, telephone point, walls lights and a radiator.

### Bedroom Two

13ft' x 10ft' 5in" (3.96m x 3.18m) Double glazed window to the rear, wall light, loft access and a radiator.

### Bathroom

Obscure glazed window to the rear, double shower cubicle, bath, wc, wash hand basin with vanity unit, tiled walls and flooring, radiator and a separate electric towel radiator.

### Cloakroom

Wc, wash hand basin, extractor fan, vinyl flooring and an electric chrome towel radiator.

### Garden

Enclosed rear garden with flower borders and brick cobbles.



# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

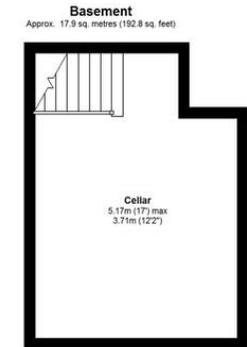
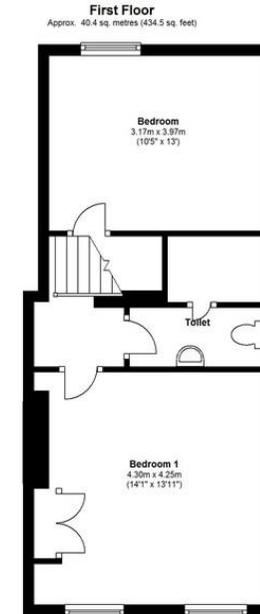
# Contact Details

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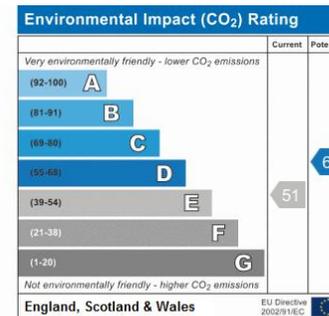
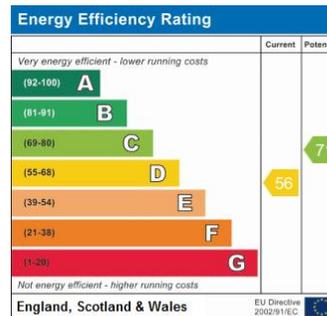
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Total area: approx. 107.5 sq. metres (1156.8 sq. feet)  
 This floorplan is to be used as guidance only. The accuracy of these plans cannot be verified.  
 Plan produced using PlanUp.



Address:  
 The Green  
 Reference:  
 ML190

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