



**LOWER PROSPECT
MARLBOROUGH**

Carter Jonas

12 LOWER PROSPECT, MARLBOROUGH, SN8 1BZ

AMENITIES

- Sitting room
- Kitchen
- Three bedrooms
- Family bathroom
- Garden
- Garage
- Renovations required

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

12 Lower Prospect is a semi-detached house of brick elevations under a tiled roof, relieved by double glazed windows.

The house offers good sized reception rooms with both the sitting room and kitchen opening out to the rear garden. There is also a downstairs WC located off the hallway.

Upstairs there are three bedrooms which are served by the family bathroom. There is also a separate WC. The property does require updating throughout and would make an ideal purchase for a first-time buyer or as a rental investment.

The property is within easy walking distance to The Green and the High Street and offers views over Marlborough from the rear bedrooms.

REQUIRING MODERNISATION THROUGHOUT, THIS IS A WELL-PROPORTIONED THREE BEDROOM HOUSE LOCATED CLOSE TO MARLBOROUGH HIGH STREET.



OUTSIDE

The property is approached by a pathway and steps leading down to the front porch with a small area of garden to the front and side. The rear garden is a great size and is partly laid to lawn / part patio. Given the garden's south-easterly aspect, it enjoys the sun for much of the day. There is a brick-built garden shed providing excellent storage and the house also has a garage.

TENURE Freehold

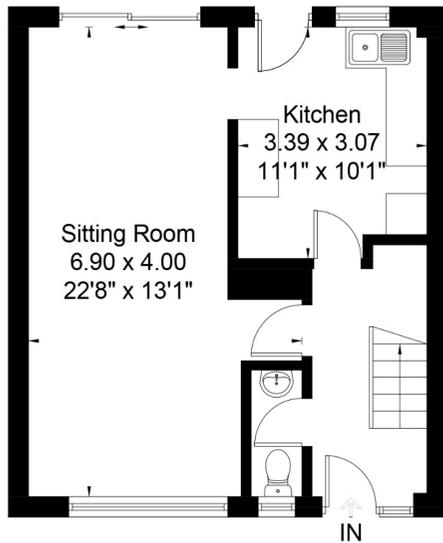
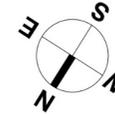
EPC BAND D.

GUIDE PRICE: £250,000 (Subject to Contract)

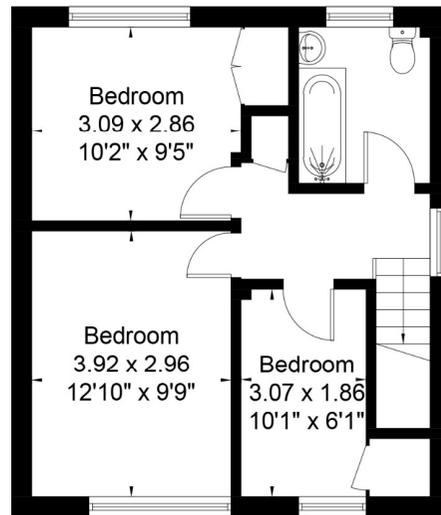
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



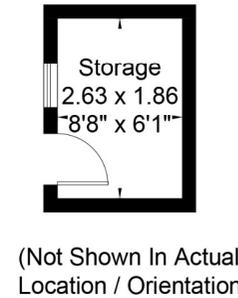
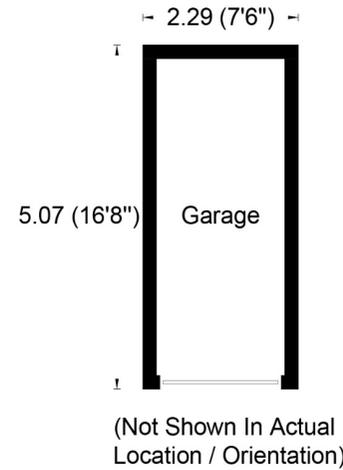
12 Lower Prospect, Marlborough, SN8
 Approximate Area = 881 sq ft / 81.9 sq m
 Garage / Storage = 147 sq ft / 13.7 sq m
 Total = 1028 sq ft / 95.6 sq m



Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 326703

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