



RIVER PARK,  
MARLBOROUGH

Carter Jonas

# 51 RIVER PARK, MARLBOROUGH, WILTSHIRE, SN8 1NH

## AMENITIES

- Detached family home
- Sitting room
- Kitchen
- Conservatory
- Three bedrooms
- Family bathroom
- Off street parking
- Garden
- Walking distance to High Street

## SITUATION

51 River Park is located moments from the High Street, conveniently placed for all that Marlborough has to offer. Marlborough is a vibrant market town offering a great 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 the boutique cinema on 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 an annual literary festival, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns including Swindon, Bath, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

## DESCRIPTION

51 River Park is situated in one of the most sought-after locations in Marlborough, due to its proximity to the High Street.

At 1065 square feet, the property offers generously proportioned accommodation throughout. The main reception rooms are accessed off the central hallway, with the sitting room located at the rear of the property. Due to its southerly aspect, this good-sized room enjoys wonderful natural light. It spans the width of the property and provides access out to the rear garden. The kitchen/breakfast room is fitted with a good range of floor and wall mounted units and flows seamlessly through to the conservatory extension and garden beyond. The utility room and downstairs cloakroom complete the ground floor accommodation.

Upstairs there are three double bedrooms, two of which benefit from having built in wardrobes. All of the bedrooms are served by the family bathroom.

The property has been rented out for a number of year and therefore could now benefit from updating internally. The property is offered for sale with no onward chain.

## A THREE BEDROOM, DETACHED HOUSE LOCATED IN A POPULAR AREA JUST TO THE SOUTH OF MARLBOROUGH HIGH STREET.



## OUTSIDE

To the front of the property is off-street parking for two vehicles and there is a small area of lawned garden. A wooden gate provides access to the rear garden. The south facing rear garden is fully enclosed and laid to block paving for easy maintenance with an array of shrub borders.

## SERVICES AND MATERIAL INFORMATION

- Freehold - Mains water, mains drainage. Gas fired central heating
- Council tax band: E
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website
- Flood Risk - Medium risk - <https://www.gov.uk/check-long-term-flood-risk>

**GUIDE PRICE:** £550,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



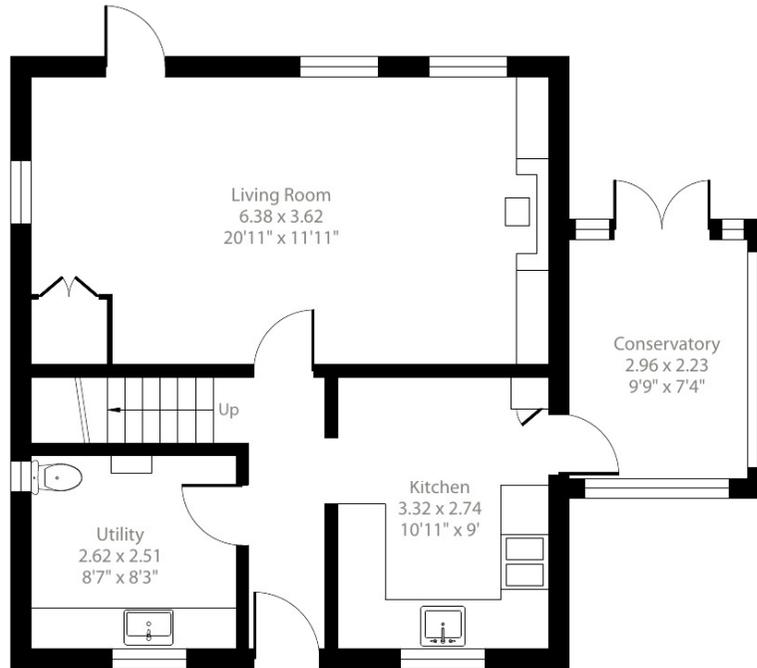
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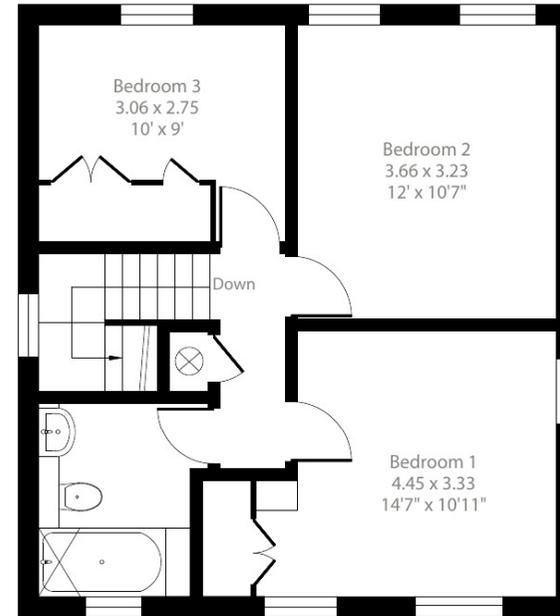
# River Park, Marlborough, SN8

Approximate Area = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



Ground Floor



First Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1202577

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