



**HOMEFIELDS  
MARLBOROUGH**

**Carter Jonas**

## 3 HOMEFIELDS, MARLBOROUGH, SN8 4BQ

**A SEMI-DETACHED THREE BEDROOM HOUSE IN NEED OF COMPLETE REFURBISHMENT THROUGHOUT.**

### AMENITIES

- Semi-detached family home
- Sitting room
- Kitchen
- Dining room
- Three bedrooms
- Driveway parking
- Garden
- Town location

### SITUATION

Marlborough is a vibrant market town offering 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

3 Homefields is a semi-detached three bedroom family home in need of complete refurbishment internally and could make for a lovely family or starter home.

Upon entering the property and accessed from the hallway, is a dual aspect reception room to the right. To the left is the dining room which leads through to the spacious kitchen with a range of wall and base units. An outbuilding with cloakroom provides additional storage space and access to the rear garden.

Upstairs are three bedrooms, all of which are served by the well-appointed family bathroom.

The property offers potential for a two-story side extension, subject to obtaining the necessary planning permission.



### OUTSIDE

To the front of the property is off-street parking and a small area of garden. The rear garden is fully enclosed and is mainly laid to lawn with mature shrub borders. The garden would benefit from landscaping to make it the perfect relaxing outside space.

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

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



Classification L2 - Business Data



#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Electric heating.
- Council tax band: C
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website

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