



**CHERRY ORCHARD,
MARLBOROUGH**

Carter Jonas

32 CHERRY ORCHARD, MARLBOROUGH, SN8 4AS

AMENITIES

- Sitting Room
- Kitchen
- Utility room
- Three bedrooms
- Two bathrooms
- Parking
- Garden
- Town location

SITUATION

Cherry Orchard is a short walk from the High Street, conveniently placed for all that Marlborough has to offer. Marlborough has an established reputation for both the practical and pleasurable necessities of life, with excellent shopping including national retailers such as Waitrose and Tesco supermarkets and several quality restaurants as well as boutique shops, cafes and pubs. Although self-sufficient the town is well placed for the larger centres of Bath, Newbury, Reading and Swindon and is surrounded by beautiful countryside including the Marlborough Downs, Pewsey Vale and Kennet Valley. There are several very good schools including St. John's Academy and the renowned Marlborough College.

DESCRIPTION

This newly refurbished home comprises of a spacious living room with lots of natural light, modern kitchen with build in oven and hob, fridge freezer and dishwasher, a utility room to the rear for white goods and offering access to the garden. The ground floor also benefits from a sleek and modern bathroom with shower over bath.

To the first floor there are two double bedrooms, the principal of which has an en-suite shower room. The third bedroom is a single room or could make an excellent office space. The property benefits from large windows throughout bringing in an abundance of natural light.

OUTSIDE

The rear garden is mainly laid to lawn and is fully enclosed. A paved area provides an area for seating. There is a driveway to the front of the house for one car and additional parking is on-street.

A NEWLY REFURBISHED THREE BEDROOM SEMI-DETACHED HOME WITH GARDEN AND DRIVEWAY PARKING WITHIN EASY REACH OF MARLBOROUGH TOWN CENTRE.



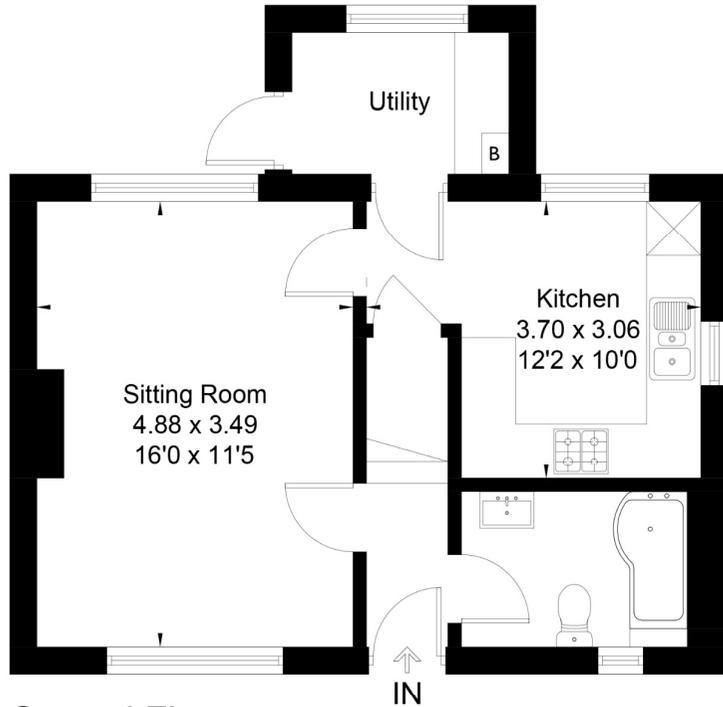
GUIDE PRICE: £375,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

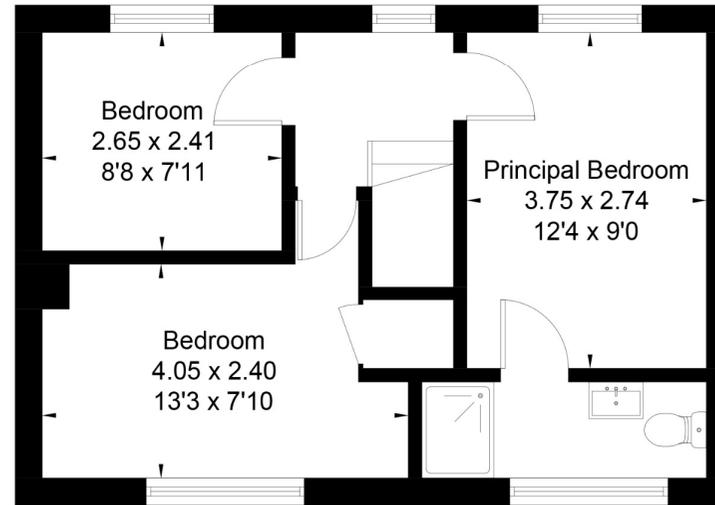


Classification L2 - Business Data

Cherry Orchard, Marlborough, SN8
Approximate Area = 822 sq ft / 76.4 sq m



Ground Floor



First Floor

SERVICES AND MATERIAL INFORMATION

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



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63693

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