



**PRIORY COURT,
MARLBOROUGH**

Carter Jonas

26 PRIORY COURT, MARLBOROUGH, WILTSHIRE, SN8 4FE

A DELIGHTFUL AND SPACIOUS THREE BEDROOM HOUSE LOCATED IN A POPULAR DEVELOPMENT FOR THE OVER 55'S.

AMENITIES

- Lovely, elevated position
- Close to town facilities
- Sitting room
- Kitchen/breakfast room
- Garden room
- 3 bedrooms
- 2 bath/shower rooms
- Garage and parking
- Over 55s
- Use of Priory Court facilities

SITUATION

The property is located on the edge of Marlborough, offering easy access into town and to the surrounding countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, some of the major retailers and supermarkets including Waitrose and boasts a number of good quality restaurants such as Rick Steins. The Leisure Centre, cinema and Golf Club provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.

DESCRIPTION

Sold with no onward chain, 26 Priory Court is a spacious three-bedroom house located on the edge of Marlborough on a popular development for the over-55s. The development has a great sense of community, with communal gardens and lounge to enjoy the use of.

The property offers spacious and well-presented accommodation arranged over two floors. There are three reception rooms to the ground floor, with the sitting room having a fireplace and double doors into the dining room. A further set of double doors leads into the south facing garden room. The kitchen has a good range of built in units and appliances and overlooks the garden. There is a large cloakroom accessed off the welcoming entrance hall.

On the first floor, the impressive principal bedroom is at the rear of the property and enjoys an en-suite shower room and a south facing balcony. There are two further bedrooms, one double and one single, which are both served by the well-appointed shower room.

The property is double glazed throughout and with underfloor heating on the ground floor.



OUTSIDE

To the front of the property is an allocated parking space and visitor parking. The garage is located a short distance from the property in a block.

To the rear of the property is a well-maintained garden with a patio accessed off the garden room. There is a small area of lawn with established flowerbeds and a selection of plants and shrubs. In addition, there is a balcony located off the principal bedroom.

GUIDE PRICE: £450,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

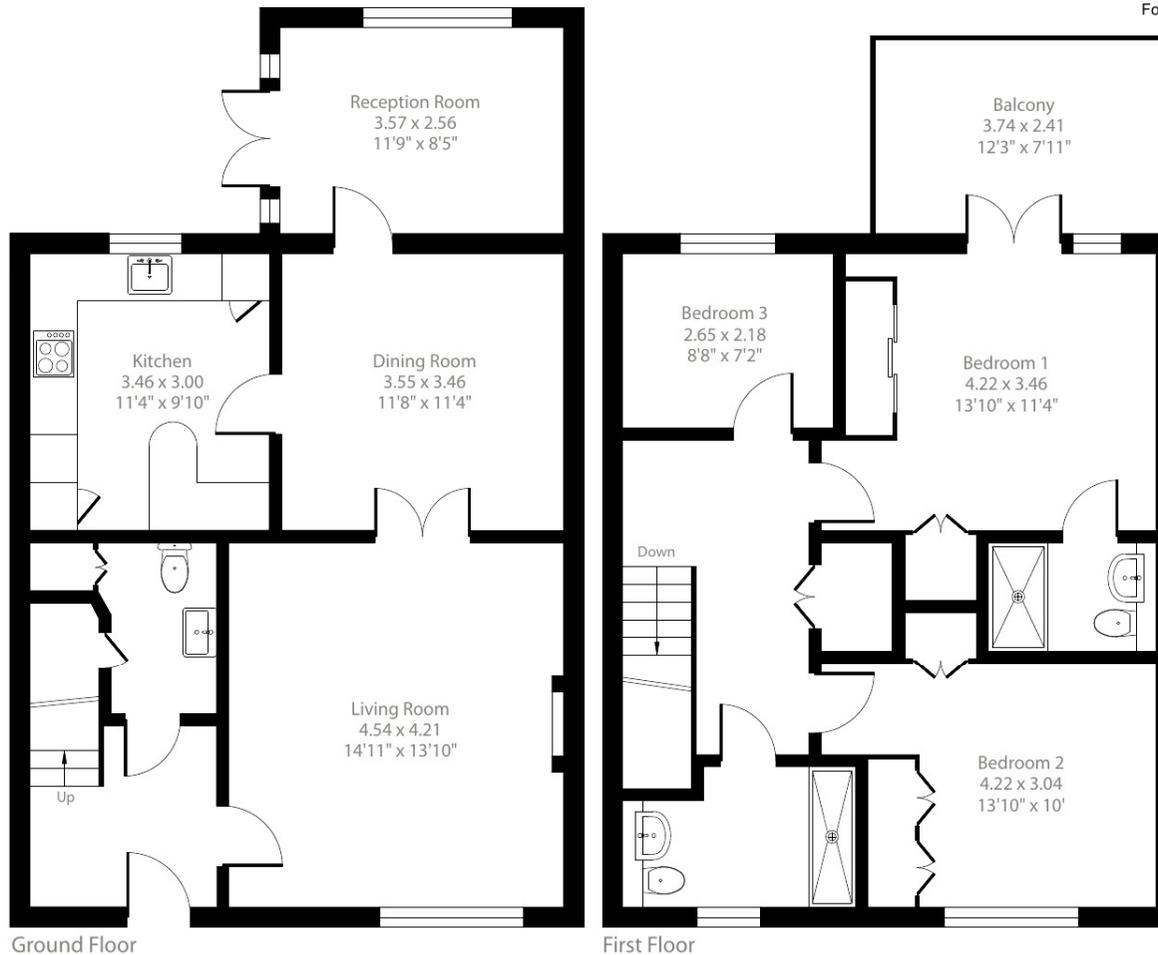


Classification L2 - Business Data

Priory Court, Marlborough, SN8

Approximate Area = 1293 sq ft / 120.1 sq m

For identification only - Not to scale



SERVICES AND MATERIAL INFORMATION

- Leasehold (999 years from 1 January 2015)
- Service charge £4,040.64pa spread over 2 half yearly periods. This covers buildings insurance, gardening, window cleaning, external maintenance, on site community manager and access to the communal lounge and garden.
- Ground rent £350pa
- Mains water and mains drainage. Gas Central heating upstairs and electric underfloor downstairs.
- Council tax band: F
- Energy efficiency rating: B
- Broadband and mobile coverage. Please refer to Ofcom website for more details.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Carter Jonas. REF: 1162869

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data