



GEORGE LANE,  
MARLBOROUGH

Carter Jonas

# 43 GEORGE LANE, MARLBOROUGH, SN8 4BX

**A CHARACTERFUL THREE BEDROOM MID-TERRACE PROPERTY WITH PARKING,  
CLOSE TO THE HIGH STREET.**

## AMENITIES

- Terraced family home
- Sitting room
- Open plan kitchen/dining room
- Three bedrooms
- Garden
- Parking
- Period home
- Town location

## 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

43 George Lane is a mid-terraced period family home, set between similar properties and has the added benefits of off-street parking and being a level and short walk to the High Street.

To the front of the property is the main reception room with fireplace fitted with wood burning stove. To the rear is the open plan kitchen/dining room with double doors opening out to the rear garden. A utility room is well placed, being just off the kitchen and a cloakroom completes the downstairs accommodation.

Upstairs there are two double bedrooms and third smaller bedroom, which could be utilised as a home office or nursery. The bedrooms are served by the well-appointed family bathroom with separate bath and shower.



## OUTSIDE

To the front of the property is an area of hardstanding providing off-street parking for two cars. Stone steps lead up to the walled and raised front garden which is laid to lawn and enclosed by hedging to one side. A path leads up to the front door. The south facing rear garden is fully enclosed by hedging and fencing and is laid to level lawn. A timber-built garden shed provides storage.

**GUIDE PRICE:** £500,000 (Subject to Contract)

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



Classification L2 - Business Data

Approximate Gross Internal Area  
87.6 sq m / 943 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

#### SERVICES AND MATERIAL INFORMATION

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

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#### IMPORTANT INFORMATION

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