



ANGEL YARD,
MARLBOROUGH

Carter Jonas

15 ANGEL YARD, MARLBOROUGH, SN8 1AG

A CHARMING TWO DOUBLE BEDROOM MEWS HOUSE WITH PARKING IN A LOVELY LOCATION JUST OFF MARLBOROUGH HIGH STREET.

AMENITIES

- Two double bedrooms
- Open plan sitting/dining room
- Kitchen
- Town centre location
- Parking
- No onward chain
- Well-presented throughout

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 the boutique cinema which is located on The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs. The town also features an annual literary festival. 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

15 Angel Yard is located just a few steps off the Marlborough High Street making it the ideal spot for those that want some peace and quiet, whilst having the bustling High Street on the doorstep.

With high ceilings and large windows throughout, this property floods with natural lights and has a lovely feeling of space.

Upon entering the property, the hallway leads to the one double bedroom with built in wardrobe. The main bedroom has a bay window to the front and also benefits from having built in wardrobes. The bathroom space has been cleverly separated to create a useful utility space and then there is the separate family bathroom.

Stairs and landing with further storage lead up to the main reception spaces. There is a well fitted kitchen to you left and then you enter through to the main open plan sitting/dining room with delightful fireplace focal point.



The property would make an ideal pied a terre, downsizer home or first-time buyer purchase and is offered with no onward chain.

OUTSIDE

There is a brick paved area providing off-street parking for one car and a timber built bin storage.

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

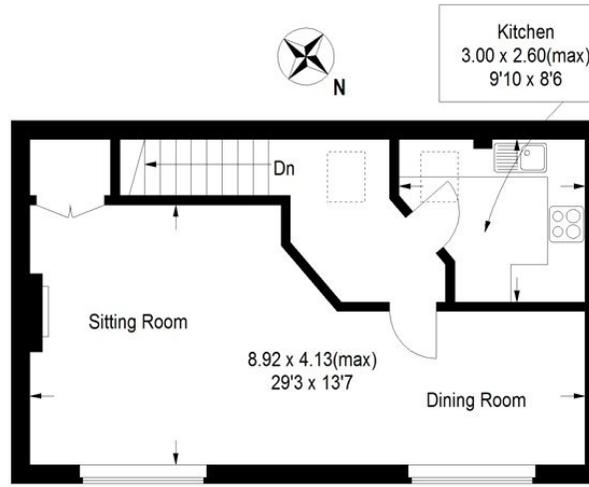
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



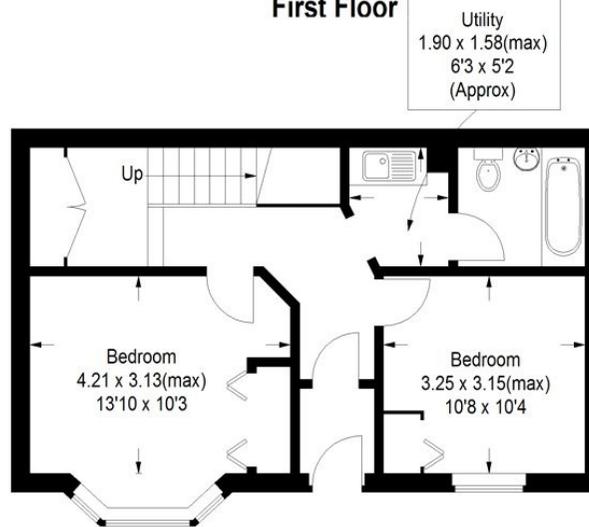
Classification L2 - Business Data

15 Angel Yard

Approximate Gross Internal Area
94.3 sq m / 1015 sq ft



First Floor



Ground Floor

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: D
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website

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