



Kelham Gardens, Marlborough,
Wiltshire. SN8 1PW

To Let £3250 pcm

A SUBSTANTIAL FAMILY HOUSE SET CLOSE TO THE TOWN CENTRE WITH SOUTH FACING GARDEN AND GARAGE.

Kelham Gardens lies to the eastern edge of Marlborough town centre, an historic thriving market town offering a broad selection of shopping and leisure opportunities. Swindon lies 11 miles to the north and Newbury 17 miles and Hungerford 9 miles to the east with Salisbury 22 miles to the south.

Communications are excellent with good road access to the nearby major towns whilst there are regular train services from Swindon, Hungerford, Great Bedwyn and Pewsey providing access to London Paddington. Junction 15 (M4) is 10 miles with junction 14 of the M4 being just to the north of Hungerford. The A303 to the south gives access to the M3.

This attractive property occupies a quiet situation in this popular close and is within easy walking distance of the high street.

This detached property was built some 12 years ago of brick elevations under a pitched tiled roof and is arranged over three storeys.

Ground Floor

Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room and Conservatory, Utility Room, Cloakroom,

First Floor

Master Bedroom with en-suite Shower Room, Guest Bedroom with en-suite Bathroom, Two further Double Bedrooms

Second Floor

Two Double Bedrooms and a Bathroom

There is a parking area to the front which leads to the double garage. To the rear is a private garden.

Directions

From the High Street head north towards Hungerford. At the roundabout taken the 2nd Exit on to New Road and Kelham is to be found on the left opposite the Petrol Station. Kelham Gardens lies to the eastern edge of Marlborough town centre, an historic thriving market town offering a broad selection of shopping and leisure opportunities. Swindon lies 11 miles to the north and Newbury 17 miles and

Hungerford 9 miles to the east with Salisbury 22 miles to the south.

Rent: £3250 pcm

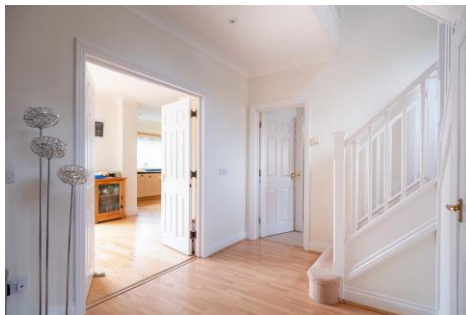
Availability; Sept 2023

Pets: by arrangement

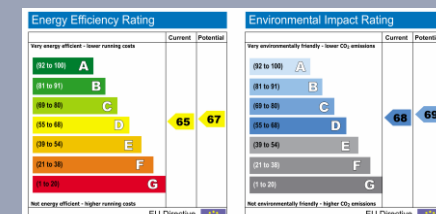
Term: long preferred

Deposit: a sum equivalent to 5 weeks rent

Rent: payable monthly in advance







Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



www.birkmyrepc.co.uk
01672 516619

birkmyre
property consultants