



12 Isbury Road

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co.uk

12 Isbury Road, Marlborough, Wiltshire, SN8 4AJ

A well presented three bedroomed end terraced house, in this convenient location within walking distance of the High Street.

- End of terraced house
- Three bedrooms
- Sitting room with open fire
- Attractive kitchen
- Downstairs bathroom
- Double glazed
- Gas central heating
- South facing garden
- Fantastic sheds/workshop.
- Double carport



A well proportioned property within walking distance of St Marys Primary(2 minutes walk), St Johns Secondary(5 minutes walk) and the High Street(8 minutes walk). With great sheds, workshop and double carport. The property does require some cosmetic works, carpet and some decor is somewhat tired but overall a great property with further potential to improve subject to usual permissions.

The property

The property is approached from the rear, so we will park on Isbury Road, through the double gates into the rear courtyard. Paved patio area on two levels with large covered rear porch, ideal for watching the sun set over Marlborough. A door from here opens into the side shed, but we will come back to those later. Through the back door into the kitchen, fitted with attractive light oak units with contrasting work surfaces over. Inset sink with mixer tap, four ring gas hob with



extractor hood over and eye level double oven and grill. Space and plumbing for washing machine, tumble dryer and fridge freezer. Door from here opens into the sitting room with double doors out into the south facing garden, brick built open fireplace with folding doors and original wooden floor. Door right into the hall with door to the garden, staircase rising to the first floor with storage cupboard under and door into the refitted downstairs bathroom, comprising bath with separate shower over, wash basin, toilet, radiator and contrasting tiled floor.

Continued

Up onto the landing with window to the rear, storage cupboard housing the gas combi boiler for the central heating (serviced 11/18) and access to the large loft with drop down ladder. First door on the right into the second bedroom, a double, with window to the rear and built in storage cupboard. The main bedroom is next, again a double, with window to the front and built in storage cupboard. Finally into the third bedroom, a decent single, window to the front and a good sized storage cupboard. OK that is inside, back down the stairs and into the main garden.

Garden, workshop, shed and double carport

We step out from the sitting room into the south facing garden. Paved patio area leads to the side workshop/shed with power, lighting and door into the front courtyard. Small lawned area with raised flower and shrub bed. Steps lead up into the main garden, mainly laid to lawn and leads on to the workshop, and on up to the double carport and secure shed.

The workshop has windows overlooking the garden, power and lighting.

The double carport is high enough to accommodate a tall van or caravan. Double gates open into the carport and widens to double width. Double doors right open into a secure workshop or shed with power and lighting.

Services, tenure and local authority

Mains electricity, gas, water and mains drainage. Gas fired central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and



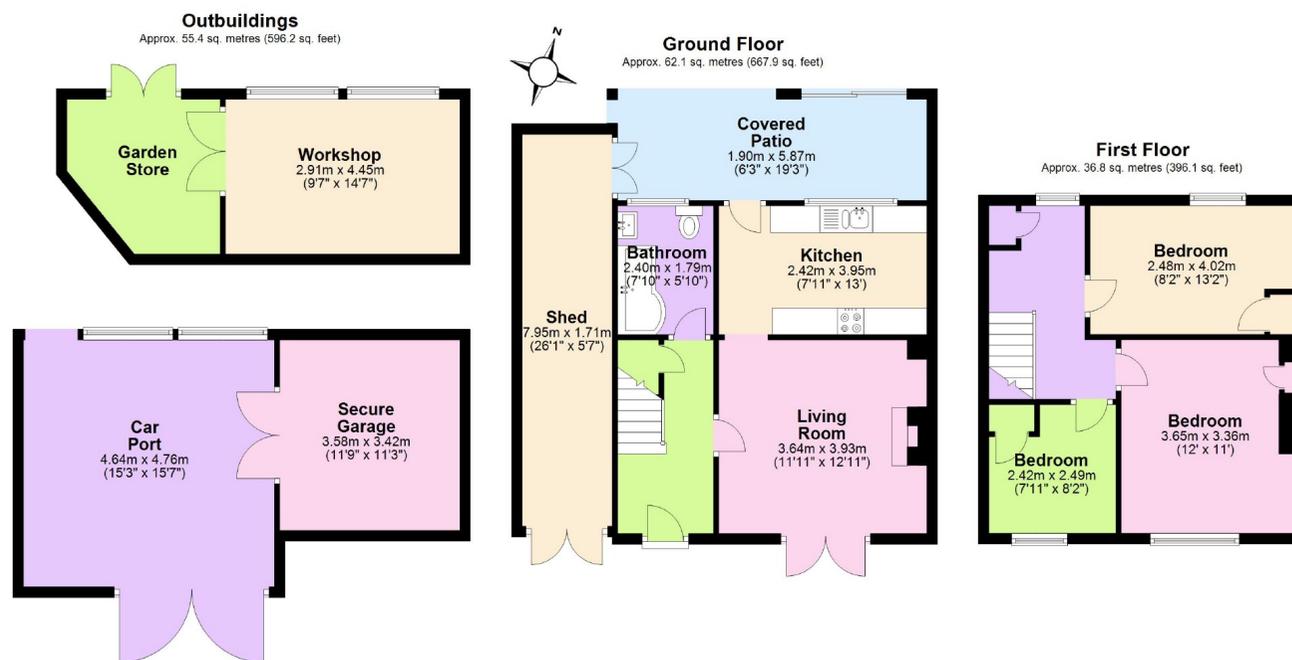
intending purchasers should commission their own tests if required).

The property is freehold.

The property is Band B, 2019/2020 £1503.55. Wiltshire Council. Trowbridge, Wiltshire. BA14 8JN. 0300 456 0100

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Total area: approx. 154.2 sq. metres (1660.2 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions. Plan produced using PlanIt.

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