



The Marlestons, The Mall, SN1 4NA

guide price **£300,000 - £325,000**

**richard
james**



freehold energy
efficiency rating

To

*** GUIDE PRICE £300,000 - £325,000 ***

MOTIVATED SELLER

A very well presented home, located in the 'The Marlestons' development, off of the much sought after The Mall, in Old Town. Situated within this quiet mews development and just a short walk from the beautiful Town Gardens and the many amenities available within Old Town, including coffee shops, restaurants and boutique shops, as well as falling within catchment for many popular schools.

The improved accommodation includes Hall, Cloakroom, modern fitted Kitchen/Dining Room with integrated appliances and Sitting Room, both with PVCu double glazed doors opening into the South facing Rear Garden. To the first floor, are the Three good sized Bedrooms, Ensuite Shower Room and Family Bathroom, both with white three-piece suites.

Further features include the large, enclosed South facing Rear Garden with private aspect, Driveway Parking for circa. Two Vehicles, PVCu Double Glazing and Gas Radiator Heating.

An internal viewing is highly recommended by Sole Agents, Richard James.



exceptional service

Our team will guide you through the process of buying or selling your home.

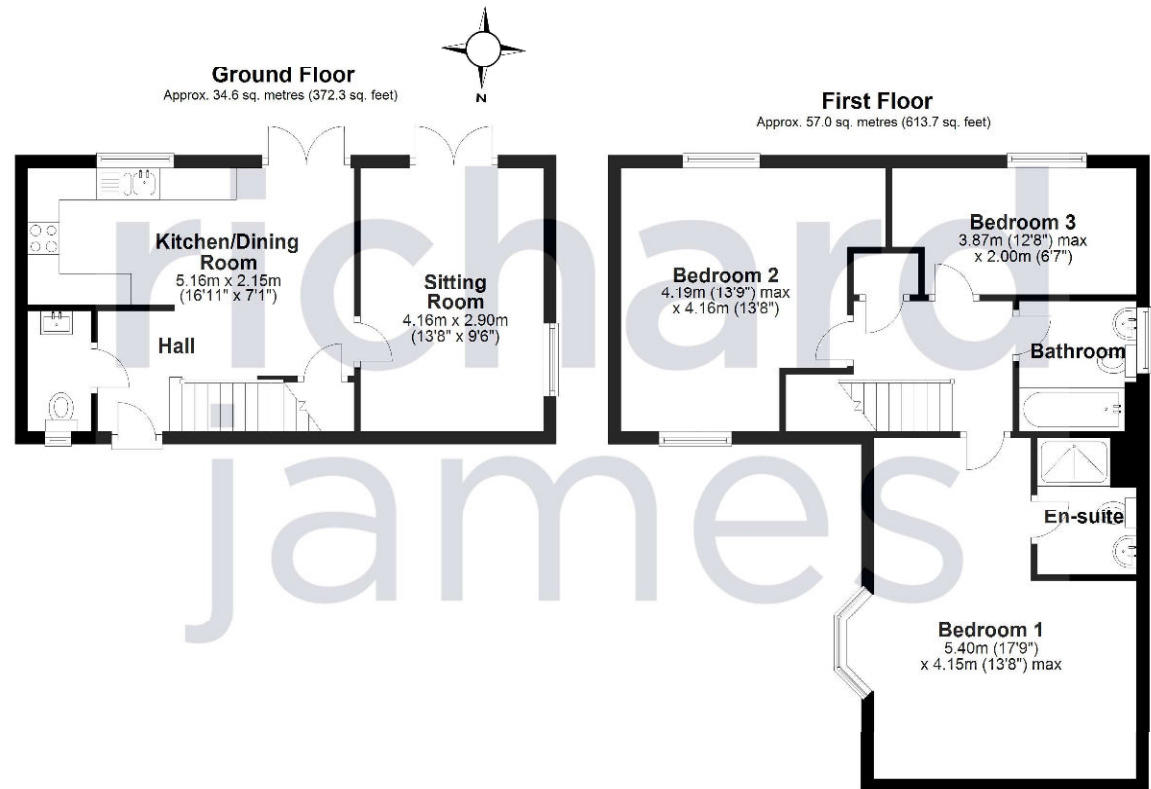
We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- Honest valuations in current market conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

call us for a free
valuation on your
property

oldtown@richardjames.uk

Victoria Road | Old Town | SN1 3BD



Total area: approx. 91.6 sq. metres (986.0 sq. feet)

Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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