



Marlborough Road, Old Town, SN3 1PL

guide price **£425,000-£450,000**

**richard  
james**



freehold energy  
efficiency rating

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Richard James are delighted to offer for sale this much improved bay fronted semi-detached house, situated within the much sought after Lakeside area of Old Town. Ideally located just a short walk from the many amenities available in the Old Town and walks through the Lawn Woods, with a good choice of schooling nearby as well. The property is presented to a very high standard throughout and features a large enclosed Rear Garden with private aspect.

The accommodation offers: Hall with original wood flooring and beautiful stained glass front door and surround, Sitting Room with bay window and fireplace with inset log burner, Dining Room with bay window, opening to the fitted Kitchen, with solid wood worktops, separate Utility Area and Cloakroom. With the Three spacious Bedrooms, with fitted wardrobes to two of them and a modern fitted Bathroom.

Further features include the lovely enclosed Rear Garden, measuring in excess of 80ft in length with large patio and decked areas, with pergola, well stocked and mature hedge and shrub borders enclosing the lawn. As well as, PVCu Double Glazing, Gas Radiator Heating and generous Garage with driveway parking.



## exceptional service

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

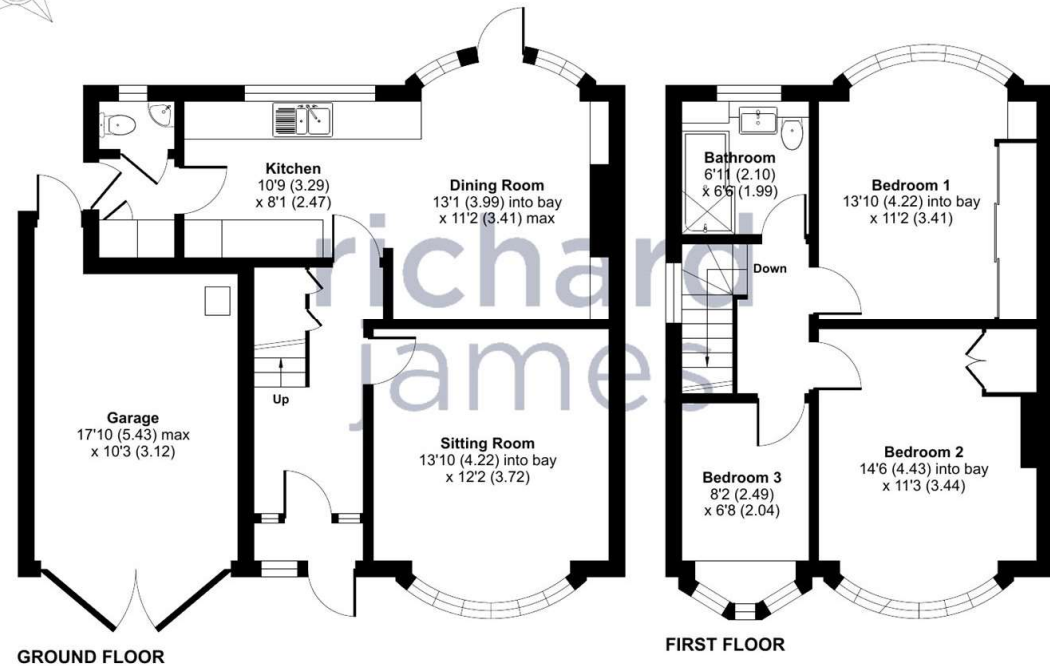
We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- 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](mailto:oldtown@richardjames.uk)

Victoria Road | Old Town | SN1 3BD



Approximate Area = 1005 sq ft / 93.3 sq m  
Garage = 164 sq ft / 15.2 sq m  
Total = 1169 sq ft / 108.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James. REF: 1173797

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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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