



Marlborough Road, Old Town, SN3 1NJ

Guide price **£425,000 - £450,000**

**richard
james**



energy efficiency rating

Located on one of the area's most sought after roads, is this beautifully presented three bedroom semi-detached family home. The property has been improved throughout whilst maintaining the charm and character of period homes. The ground floor has been extended to the rear and offers ample space for a growing family. At the front of the property you'll find the snug sitting room, with bay window to front and a granite hearth surround for wood burner.

The kitchen has benefited from the extension to the rear and is an ideal space to entertain. You'll find a host of upgrades here, from granite work tops to granite splashbacks. The kitchen overlooks the rear garden and can be accessed by patio doors onto the patio.

Upstairs you'll find three great bedrooms, with the master boasting a bay window to front. The family bathroom has been lovingly refitted and offers a three piece suite with shower over the bath.

The property has been improved from top to bottom by the current owners with upgrades such as; solid oak doors, recently installed boiler and column radiators.

The rear garden is the star of the show. Beautifully maintained; you'll find ample lawn, mature plantings surroundings and plenty of patio space at the top and bottom of the garden. It doesn't stop there - the garden has been finished with a fixed gazebo - offering cover all year around come rain or shine.

Driveway parking can be found to the front of this great home - secure with gated access.



Approximate Area = 949 sq ft / 88.1 sq m
For identification only - Not to scale

exceptional service

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

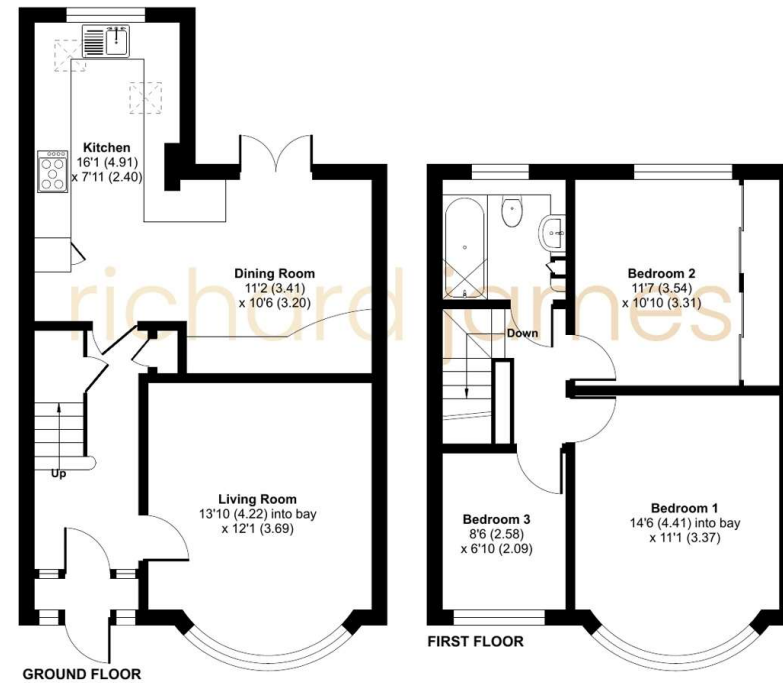
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- Honest valuations in current market conditions
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valuation on your
property

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Victoria Road | Old Town | SN1 3BD



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