



**Stylish modern two-bedroom terraced house in Marlborough**  
Guide Price £295,000



## THE ROWANS Marlborough SN8 4FL

The Rowans were recently built from new. In a great location not far from the popular Marlborough High Street and local schooling. The house is in good order, finished to a high standard and includes bespoke handmade kitchen and all the bathrooms and cloakrooms are finished with Lusso Stone.

The house has energy efficient Isotex and fire treated Larch cladding, meaning the house benefits from low running costs.

The accommodation comprises a large open plan living room/dining/kitchen with patio doors out to the garden, cloakroom, Two bedrooms and a family bathroom and good size storage cupboard on the first floor.

The garden which is west facing.

To the front of the property is block paving and two allocated parking spaces.

Well positioned to access St Mary's Primary school and St John's Academy.

Council Tax Band: C

EPC: B



## LOCATION

Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury.

### Services:

Mains electricity, water, drainage, gas

### Directions:

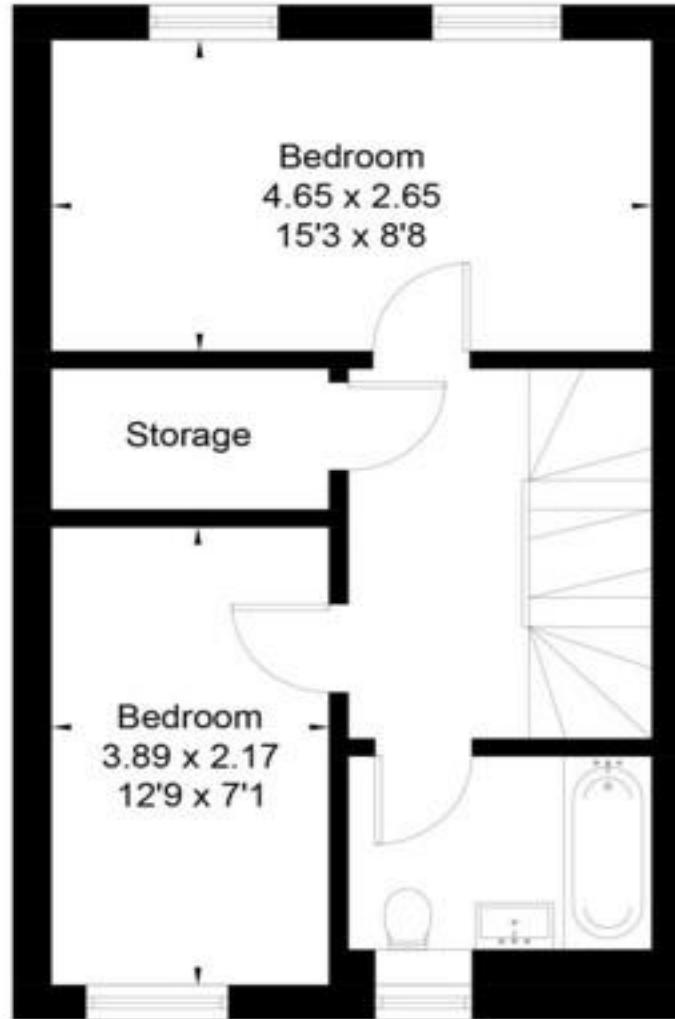
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Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		97
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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