



Walking Distance of Marlborough Life

£1100 pcm

Winkworth

59 PRIORSFIELD, MARLBOROUGH, SN8 4AQ

Within walking distance of Marlborough High Street and the amenities it offers, this fabulous three bedroom home is available for rent from Mid February.

This home has a large lounge with views to the front, large kitchen/dining room (currently being completely refurbished) with views to the rear garden. A useful utility area and cloakroom off the kitchen. Upstairs has three bedrooms, two double rooms and one good size single room and a family bathroom. To the rear is a great garden with lawn and patio areas and from the garden you can see right across to the forest covered hills in the distance. There is also a single garage and a drive with parking for two cars.

Available mid-February.
Unfurnished
Redecoration throughout
Brand new kitchen

SERVICES

Mains water, drainage, gas and electric.

Council Tax Band: D

EPC Rating: D

Local Authority: Wiltshire Council, Bythesea Road,
Trowbridge, Wiltshire, BA14 8JN. Tel: 0300 4560100



LOCATION


Surrounded by beautiful countryside, Marlborough is 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. Marlborough is also home to the renowned private school Marlborough College whose Summer programme offers a myriad of skills and crafts to try.

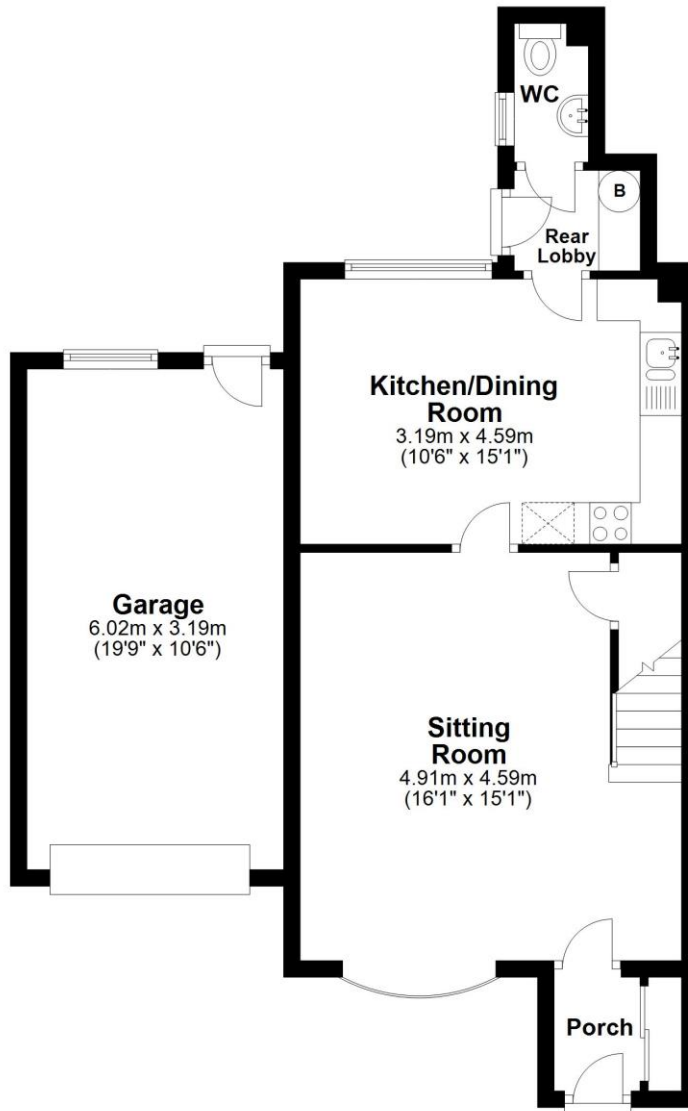
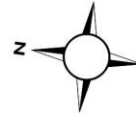
There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury.

In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.

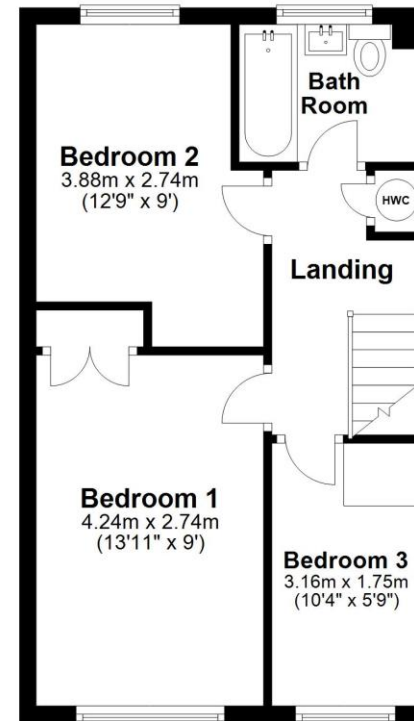


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 	

Ground Floor
Approx. 63.6 sq. metres (685.1 sq. feet)



First Floor
Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 101.3 sq. metres (1090.3 sq. feet)

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