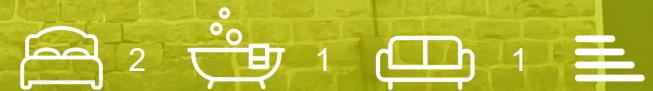




24 Marlborough Road, Old Town, Swindon, SN3 1QY

Price Guide £240,000 Freehold





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**\*\*NEW INSTRUCTION\*\*** Chappells are delighted to offer for sale this beautiful Grade II Listed cottage which offers the perfect blend of character and modern living. With its quaint exterior and inviting atmosphere, this property is ideal for those seeking a cosy home full of character in a vibrant community. To the ground floor the cottage features a well-proportioned reception room with woodburner, flagstone flooring and exposed beams and a kitchen with fireplace housing an original Victorian cast iron range cooker, access to the garden. To the first floor there is a stunning bathroom with a roll top bath and feature fireplace and a spacious master bedroom with cute window seat and beams. On the landing a small door provides access to the staircase leading up to the second bedroom which has a window as well as a Velux roof light and some eaves storage. The delightful rear garden is West facing and enjoys a good deal of sunshine and privacy. Mainly laid to lawn with a stone chipped sun terrace, the garden is perfect for entertaining. Parking is available adjacent to the cottage.

Don't miss the chance of making this charming cottage your own!

## Situation

No. 24 Marlborough Road is situated in the very heart of Old Town just a few minutes walk from all amenities including a choice of boutique shops, bars, restaurants, coffee shops, supermarkets and the stunning Old Town Gardens with its bandstand, cafe and stunning trees and shrubs. Coate Water Country Park is also within easy reach as well as a leisure centre with pool & gym. There are great access links through to both J15 & 16 of the M4 and the A419. Swindon offers a mainline railway station with service from London to Paddington in c.55mins.

- CHARMING GRADE II LISTED COTTAGE
- STUNNING CHARACTER FEATURES
- COSY SITTING ROOM WITH WOODBURNER
- KITCHEN
- TWO BEDROOMS
- SPACIOUS BATHROOM WITH ROLL TOP BATH & FIREPLACE
- DELIGHTFUL WEST FACING REAR GARDEN
- FIREPLACES, BEAMS & FLAGSTONE FLOORING

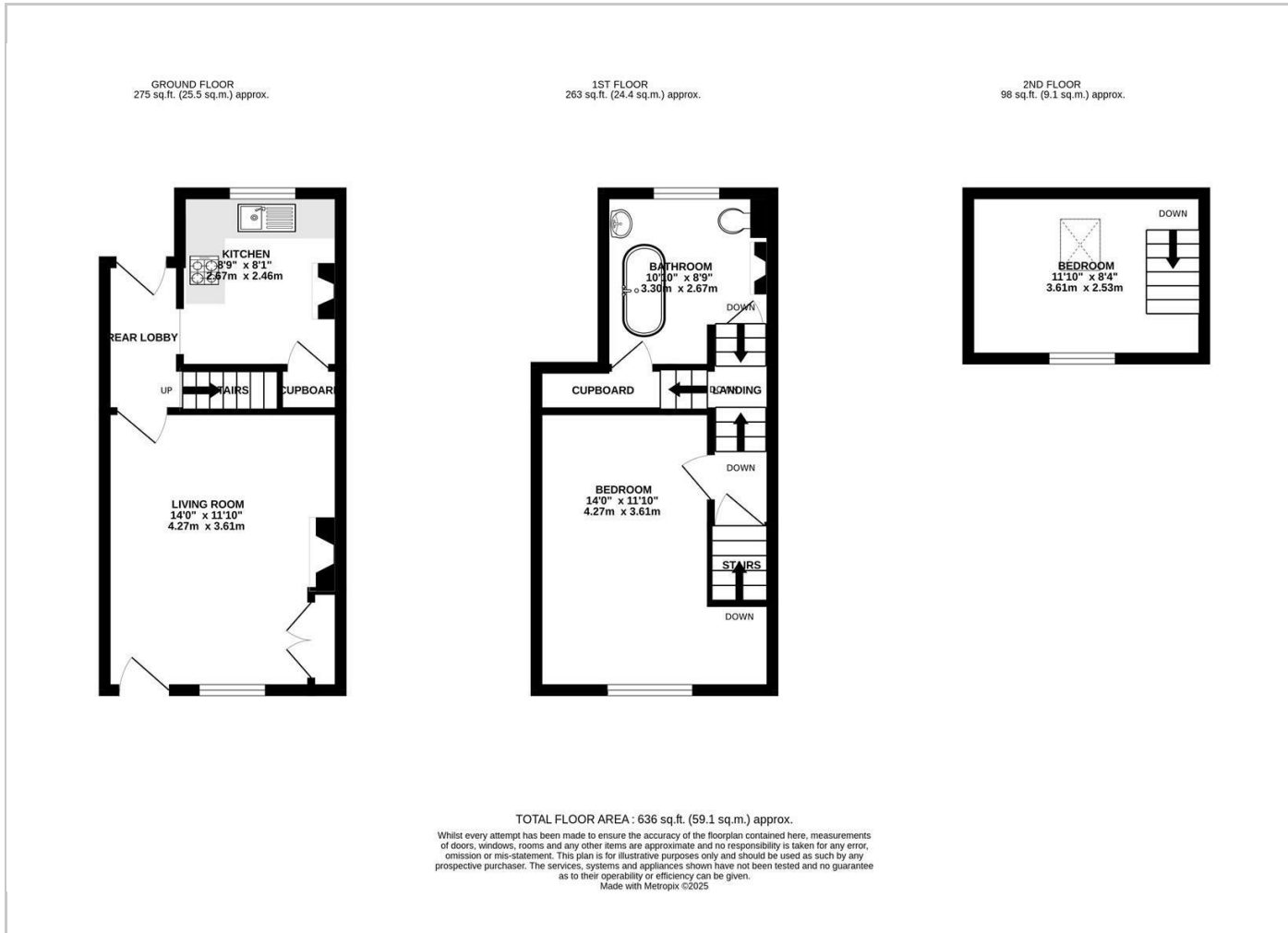
Council Tax Band: B

## Viewing Arrangements

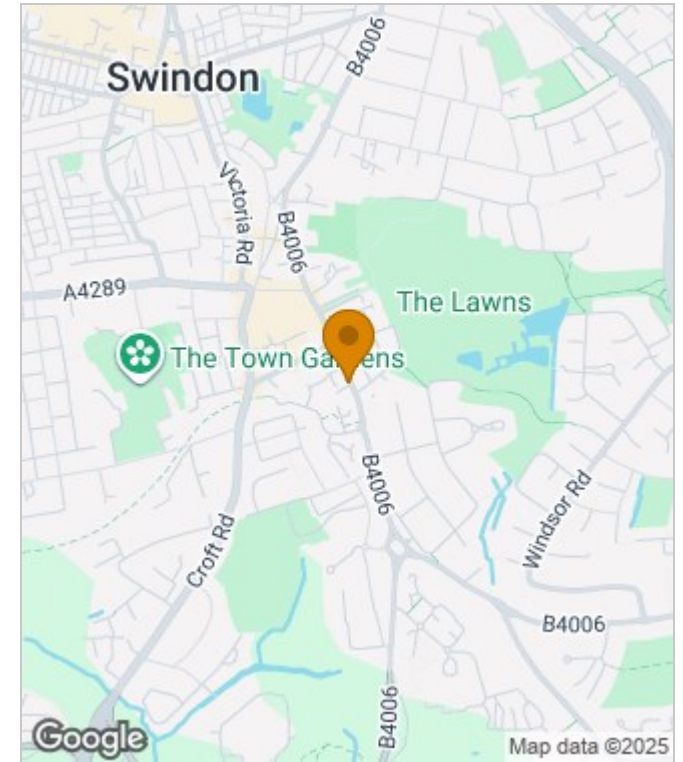
For an appointment to view please call Chappells on 01793 618080 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com)



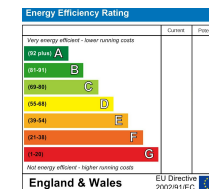
## Floor Plans





## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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