

Orchard Court

Malmesbury



LOCKSTONES
ESTATE AGENTS

2 Orchard Court

Malmesbury

Price Guide £250,000

Living Room ~ Kitchen ~ Two Double Bedrooms ~ Bathroom ~
Conservatory ~ Garden ~ Warden Controlled ~ Open day Saturday 16th December

2 Orchard Court is a well presented two bedroom bungalow located in this much sought-after over 55's sheltered housing development, within walking distance Malmesbury town centre.

The accommodation includes two double bedrooms both with built-in storage, a large living/dining room, bathroom, kitchen and conservatory.

Externally the property boasts a lovely manicured garden with two sheds.

Open day on Saturday 16th December, please contact Lockstones Malmesbury office on 01666 338633 to book.



Entrance Hallway

Wood-effect flooring, radiator and loft access. Airing cupboard.

Kitchen 10' x 6' (3.1m x 1.8m)

UPVC double glazed window to front. Matching range of wall and base units, tiled splashbacks and inset stainless steel sink and drainer with mixer tap. Four ring Hob with extractor over. Integrated oven. Wood-effect flooring. Radiator.

Living Room 13'8" x 13'1 (4.2m x 4.0m)

Feature fireplace with inset electric fire. TV point and telephone point. Radiator. Double glazed sliding doors to conservatory.

Master Bedroom 13'1' x 10'5' (4.0m x 3.2m)

UPVC double glazed window to rear. Fitted double wardrobe. Radiator. TV point.

Bedroom Two 10' x 7'3 (3.1m x 2.2m)

UPVC double glazed window to front. Fitted storage and wardrobe. Radiator.

Shower Room

UPVC obscured double glazed window to front. Vanity wash hand basin with mixer tap and storage. Low-level w/c. large shower cubicle. Heated towel rail. Tiling to principle areas.

Conservatory 12'10 x 8'1 (3.9m x 2.5m)

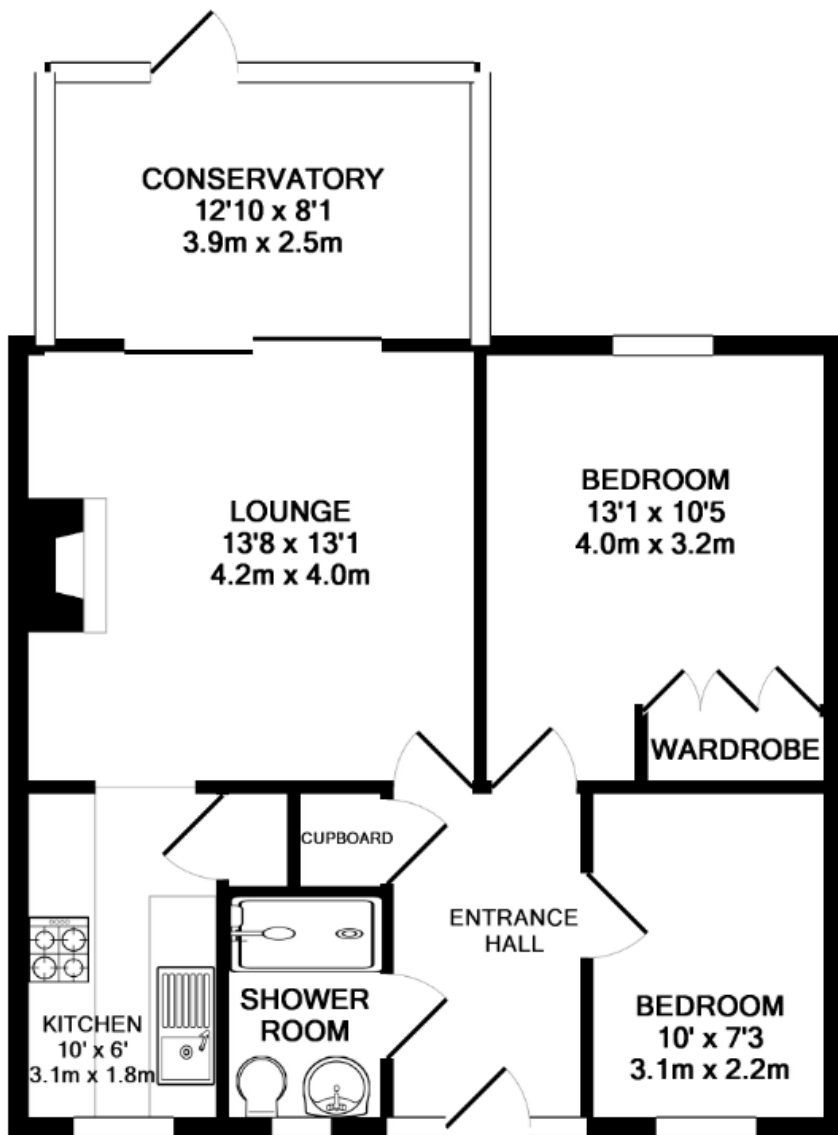
Dwarf walls to both sides. Radiator. TV aerial. Doors leading out to:

Exterior

Garden, mainly to patio. Mature shrubbery. Two sheds, one ideal for using as part greenhouse.







TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Lockstones
52 High Street
Malmesbury
Wiltshire
SN16 9AT

Tel: 01666 338633

Fax: 01666 338606

Email: malmesbury@lockstones.co.uk

Website: www.lockstones.co.uk

**Agents note : All bids must be received by Tuesday 19th
 December 2017**

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