

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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24, St. John's Street, Malmesbury

Offers Over £200,000

A Listed period cottage (641 sq ft) in a convenient location, close to the town centre.

2 double bedrooms, large bathroom with separate shower. Lobby, sitting room, kitchen. Garden with two sheds.



www.blount-maslin.co.uk



24 St. John's Street, Malmesbury

The Property

This three storey Listed cottage dates from the early 19th Century and lies in a popular street not far from the town centre. Gas central heating is installed with radiators throughout the cottage. At the rear is an area of garden with a shed. There is on-street parking in the street on a first come - first served basis, with private car parks nearby subject to a waiting list.

The Accommodation

The front door leads to an entrance lobby with double doors into the sitting room. This has a brick edged fireplace currently fitted with an electric fire. There is a sash window to the front with the consumer unit in a cupboard under, and an adjacent cupboard houses the gas meter. Double doors lead into the kitchen at the rear with a range of units, a built-in cooker, hob and hood. There is under-counter space for a washing machine, fridge and slimline dishwasher. On the first floor, the main bedroom has shelving and a built-in wardrobe. The bathroom has a double ended bath with a separate shower. A cupboard houses the gas combination boiler. On the top floor is an attic bedroom with a dormer window and built-in storage.

Outside

At the rear within a shared courtyard are a tin-clad storage building. Steps lead to a path providing shared access to an allocated section of sloping garden which has a wooden shed.

General

The cottage is freehold. All mains connected. Council Tax band B - £1,780.84 payable for 2023/24. There is no EPC as the cottage is listed.

Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

Directions to SN16 9BW

Proceed down the High Street and prior to the river bridge, turn left in St John Street. The cottage is a short distance on the left.

