

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury

Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



## 8, Newnton Grove, Malmesbury

Offers Over £240,000

A spacious end-of-terrace home (773 sq ft), with a large rear garden.

2 double bedrooms, bathroom. Front and rear lobbies, good sized sitting room, kitchen/dining room. Useful storage/potential utility room.

Off-road parking for two cars. CHAIN FREE



[www.blount-maslin.co.uk](http://www.blount-maslin.co.uk)



# 8 Newton Grove, Malmesbury

## The Property

Built in the 1960's by the local authority, this mature end-of-terrace home benefits from excellent room sizes, a large south-east facing rear garden and driveway parking for two cars. Gas fired central heating is installed and there are UPVC double glazed windows. There is laminate wood effect flooring throughout the ground floor and also the bathroom, with new carpets in the bedrooms.

## The accommodation

Porch with UPVC front door leading into a lobby with the staircase off. On the left is the large sitting room with a fireplace surround fitted with an electric fire. At the rear, the kitchen/dining room has been refitted and has a built-in electric oven, hob and extractor hood. The fridge and separate freezer are integrated while there is space and plumbing for a washing machine. Large under-stair cupboard for additional storage. The rear lobby has a built-in larder cupboard and an external back door, with a canopy over. On the first floor landing there is access to the loft. The larger bedroom at the front has an over-stair storage cupboard and ample space for wardrobes. There is another good double bedroom at the rear, with the airing cupboard housing the hot water cylinder. The family shower room has an electric shower, vanity basin and WC with enclosed cistern.

## Outside

At the front is a tarmac drive with off-road parking for two cars side-by-side. To the left of the house is a shared path and a flower bed. The neighbour has a pedestrian access across the rear to gain access to their garden. The

rear garden extends to some 75 feet in length, and has a central path with lawn either side. There are two pear trees, and a paved area at the far end with a shed adjacent.

## General

All mains connected. The gas boiler is in the kitchen. Council tax band B - £1,866.22 payable for 2024/25. EPC rating band D - 62.

## 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 0DS

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here turn right onto Gloucester Road and at the roundabout turn left onto Park Road. Continue onto Old Alexander Road and turn left into Newton Grove. The house is about 100 yards along on the left, denoted by our 'For Sale' board.

