



## 24, Hobbes Close, Malmesbury

Price Guide £315,000

A newly refurbished end-of-terrace home (1050 sq ft) with a large south facing rear garden.

3 bedrooms, family bathroom. Hall, sitting room, kitchen, dining room,  
large utility room, cloakroom.

CHAIN FREE



# 24, Hobbes Close, Malmesbury

## The Property

This end of terrace home was originally built by the local authority in the 1960's and has just been remodelled and refurbished to a good standard. The house now has cavity wall construction with a PRC certificate and has been replumbed, extensively rewired and refitted throughout. There is laminate wood floor throughout most of the ground floor, with new carpets in the sitting room and bedrooms.

## The Accommodation

The UPVC front door leads into a hall with the stairs off and a recess under. The sitting room has a fitted log burning stove and overlooks the generous rear garden. The kitchen at the front has a good range of units with a fitted electric oven, hob and extractor over. The dishwasher and fridge are both integrated and the new Worcester combination boiler supplies central heating and hot water. A wide opening leads through to a generous dining room with double doors into the garden. A door off leads to the large utility room with fitted cupboards and space for two under-counter appliances, with a cloakroom off. From the first floor landing there is access to the loft. There are two double bedrooms at the rear, plus a generous single at the front, with an open aspect. The new bathroom has a shower over the bath and fitted cupboards.

## Outside

The gardens to the front, side and rear are enclosed by new feather-boarded fencing with a gate into the rear

garden from the path at the side. Adjoining the dining room is a paved patio and the gardens have been seeded.

## General

All mains connected. Council Tax band A - £1,599.61 payable for 2014/25. EPC rating band C - 73.

## 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 0DA

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Turn right and proceed down Gloucester Road to the mini roundabout. Turn left into Park Road, continue past Willow View Close on the left and take the next left into St Aldhelms Road. Proceed up the hill and turn first left into Hobbes Close. Proceed to the far end and the house is on your right hand side, denoted by our For Sale board.

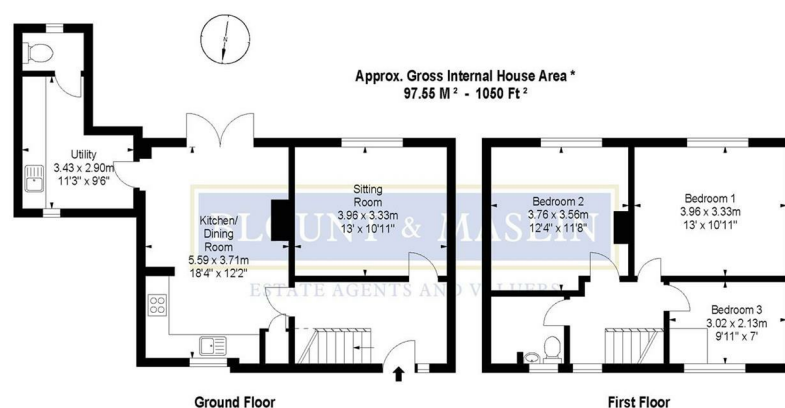


Illustration For Identification Purposes Only. Not To Scale  
\* As Defined by RICS - Code of Measuring Practice