

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 3, Common Road, Malmesbury

Offers Over £450,000

A detached home (1425 sq ft) in need of updating, in a desirable location.

3 bedrooms, bathroom. Porch, hall, sitting room, dining room, kitchen, utility room, ground floor shower room. Large garage, driveway parking, mature gardens.

CHAIN FREE



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# 3 Common Road, Malmesbury

## The Property

This detached home, thought to have been built in the 1960's, has been in the same ownership for nearly 50 years. It is now in need of updating and has a good sized plot, with the rear garden enjoying a westerly aspect. A number of the neighbouring properties have been redeveloped and enlarged so we presume obtaining planning permission would be relatively straight forward.

## The Accommodation

Large open porch with the front door leading into a hall with staircase off. On the left is the dual aspect sitting room with a stone open fireplace. A door leads to the kitchen beyond, which can also be accessed from the hall. There are a range of units including a pantry and there are double doors to the rear garden. An arch leads through to the dining room at the rear which has a quadruple aspect including sliding doors to the garden. Off the kitchen is a utility room with an external door, a shower room and a sliding door to the garage. On the first floor landing there is an airing cupboard and an access hatch to the boarded loft space which has a ladder and light. The main bedroom is at the front and is dual aspect with a built-in wardrobe. Next door the third bedroom has a shelved cupboard and further shelving over the stair bulk-head. Bedroom two at the rear is again dual aspect with a built-in wardrobe. The bathroom has a pink suite.

## Outside

Twin gates open to a block paved drive with parking for several cars. There is a hedge to the roadside and an area of lawn with borders and shrubs. There is access to both sides of the house, with a covered area to the right, which leads to a paved area adjoining the rear of the house. There are steps and a ramp down to the garden which has a lawn, shrub borders and a summerhouse. Through a rose covered arch is a vegetable garden with raised beds, a fruit cage, greenhouse and a shed. There is a gate providing access onto Foxley Road.

## General

All mains services are connected. Central heating is provided by a gas fired boiler. Council Tax Band E - £2,660.79 payable for 2024/25. EPC rating band E - 43.

## 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 0HN

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here bear left onto the Sherston Road and after about 100 yards turn left onto Foxley Road. Continue over the river and take the next left onto Common Road. The property is a short distance along, on your right hand side, denoted by our 'For Sale' board.

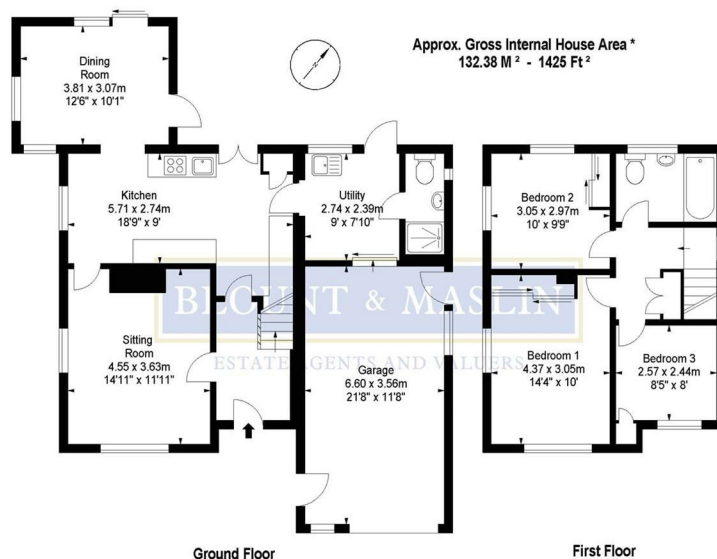


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.