

# BLOUNT & MASLIN

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## 30, Milbourne Park, Milbourne

Price Guide £350,000

**\*UNEXPECTEDLY RE-AVAILABLE\*** A semi-detached bungalow (947 sq ft), in an excellent location on the eastern outskirts of Malmesbury.

2 double bedrooms, shower room. Hall, sitting room, study, dining room, kitchen and laundry room.  
Garage, ample driveway parking, good sized low maintenance gardens.



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# 30, Milbourne Park, Milbourne

## The Property

Built in the 1970's, this semi-detached bungalow benefits from a good sized plot that has been designed for ease of maintenance. It has UPVC double glazed windows and doors and an oil fired boiler supplies central heating and hot water.

## The Accommodation

The front door leads into an L shaped hall and in turn the dining room. This has a door off to the kitchen, and an arch through to the good sized sitting room, which has a window and double doors into the rear garden. The kitchen has a range of wall and base units including an electric oven and a hob, with an extractor over. There is space for an under-counter fridge, and an archway leading to the side lobby. This has an external door to the front, and a door to the laundry room, which has space for two appliances, the oil fired boiler and a door to the rear garden. Both double bedrooms are at the front, with one having a built-in wardrobe and a shelved cupboard. The shower room has a large shower enclosure, a WC and vanity basin. There is a study/occasional third bedroom, albeit without natural light.

## Outside

At the front is a large block-paved parking area which continues to the side and up to the garage. Adjacent is gated access to the rear garden which, while quite large, has been designed for ease of maintenance with artificial grass. It faces south and is enclosed by fencing with raised stone wall borders and includes a garden shed. There is an enclosed former vegetable garden with a greenhouse, and adjacent is a gate giving access onto the adjacent lane.

## Garage

20'9" by 7'10" (6.35m by 2.39m)

Power and light. Side door at rear.

## General

Mains water, electricity and drainage are connected. The Boulter oil fired boiler supplies central heating and hot water. Council tax band D - £2177.01 payable for 2024/25. EPC rating band D - 58.

## Location

Milbourne is a semi rural location on the outskirts of Malmesbury which is reputed to be one of the oldest boroughs in the country. It has a comprehensive range of shops including a Waitrose, a library, museum and sport centre with swimming pool. There are various cultural activities including events at the lovely old Abbey. The proximity of the M4 motorway provides easy road travel to the major employment centres of the area including Swindon, Bath and Bristol. There are mainline train services from Chippenham, Kemble and Swindon.

## Directions to SN16 9JE

Proceed up the bypass and at the Wychurch roundabout take the third exit signposted to Charlton. Turn almost immediately right to Milbourne and after 250 yards turn right into Milbourne Park. Take the first left and No 30 is a short distance on your right hand side.

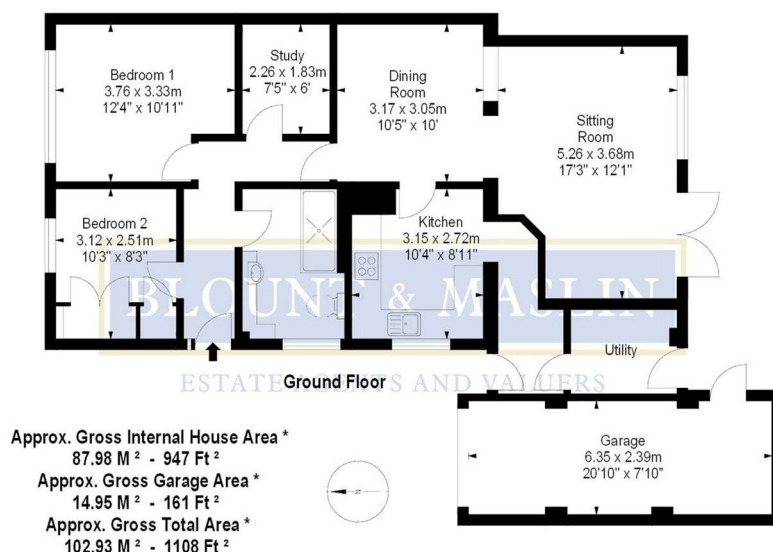


Illustration For Identification Purposes Only. Not To Scale

\* 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.