



19, St Marys Street, Malmesbury

Price Guide £485,000

A Victorian town house with garden and parking for 2 cars. Situated within easy walking distance of the town centre.

3 double bedrooms, 2 bath/shower rooms - 1 en suite.

Sitting room with log burner, well equipped kitchen/dining room.

Enclosed garden, private parking for 2 cars.



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The Property

This charming town house is part of Mansfield Terrace, which was built in 1888 and has brick elevations under a slate covered Mansard roof. The property enjoys a largely east-west aspect and, with wide sash windows, benefits from excellent natural light.

Accommodation

The front door leads into the sitting room which has a fitted log burner and oak flooring. There is a door at the rear to the dining room, which has an understair cupboard and a continuation of the oak flooring. A wide opening connects to the bespoke kitchen, which has French doors to rear and a lantern window over, making it superbly well lit. There is a Belfast sink, integrated dishwasher, fridge/freezer and dual fuel range cooker. There is space for a washing machine, granite work surfaces and a tiled floor. On the first floor the master bedroom has a Victorian fireplace with built-in wardrobes to either side and an en suite shower room. The family bathroom has a white suite with double ended bath with shower attachment. On the second floor are two further double bedrooms, both with Victorian fireplaces.

Outside

At the rear, adjoining the kitchen, is a paved seating and eating out terrace which leads to a gravelled area and the lawned garden. There is a gravelled loading area within the wrought iron gates and a further parking space in the adjacent courtyard.

General

All mains connected. The gas combination condensing boiler is in the kitchen. Council Tax Band C - £2,132.81 Payable for 2024/25 EPC Rating Band D - 65 Access to the fully boarded loft space is via bedroom 3, with fitted pull-down ladder.

Malmesbury

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 0BJ

At the top of the High Street, bear left and continue past The Abbey to The Triangle. Here take the third exit St Mary's Street and the property is on your right prior to reaching The Horsefair.

