

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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3 Park Road, Malmesbury

Price Guide £350,000

UNEXPECTEDLY RE-AVAILABLE A rare opportunity to acquire a non-estate semi-detached bungalow, in a convenient and sought after location with scope for enlargement/modernisation.

Hall, large L shaped sitting/dining room, sun room and kitchen. 2 double bedrooms, wet room. Garage, driveway parking, good rear garden.
NO ONWARD CHAIN



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The Property

Built in the 1970s, this semi-detached 2-bedroom bungalow offers excellent potential for enlargement or modernisation to fully realise its potential. There is a large loft space and the neighbouring properties have undertaken a loft conversion with dormers at the rear. The property currently benefits from an open-plan sitting/dining/kitchen area, 2 good-sized bedrooms and a sunroom providing a space to relax, with views over a decked area and the spacious garden to the river beyond. There is also a private driveway with ample parking for several cars and a single garage. This is an ideal opportunity for those looking to put their own stamp on a home with great scope for future development if required.

Outside

There is gravelled parking in front of the property and a tarmac drive providing parking for 4 cars in front of the garage. At the rear is a decked terrace and steps lead down

to the lawned rear garden, with borders and shrubs, which slopes gently down to a laurel hedge on the rear boundary, where it adjoins the river. Behind the garage is a shed and at the bottom are a summerhouse and large shed.

General

All mains connected. The gas combination boiler is in the hall and supplies central heating and hot water. UPVC windows throughout. Council Tax band C - £2132.81 payable for 2024/25. EPC rating band D - 65.

Directions to SN16 0BX

From our offices, proceed up to the top of the High Street and bear left passing the Abbey and the Old Bell Hotel. At The Triangle (war memorial) turn right into Gloucester Road, continue down the hill and at the mini roundabout turn left into Park Road. Continue along this road to where the property will be found on the right hand side, denoted by our 'For Sale' board.

