

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 9 Gastons Road, Malmesbury

Price Guide £275,000

\* UNEXPECTEDLY RE-AVAILABLE \* An end of terrace period cottage (987 sq ft) with a parking space and a long rear garden.

3 bedrooms, bathroom with shower. Sitting room, dining room, kitchen, rear lobby.

Large rear garden with two outbuildings.

NO ONWARD CHAIN



# 9 Gastons Road, Malmesbury

## The Property

This period end of terrace cottage dates from the mid 19th Century and has been in the same ownership for the last 40 years. It has been extended at the side and rear, which has recently been signed off with building regulation approval. At the rear is a generous garden, with two outbuildings. There is space to park a small family car in front of the dining room.

## The Accommodation

The front door leads into the kitchen, although the current owners normally use the side access, and enter via the rear. The kitchen has a range of units with space for four under-counter appliances and a cooker. There is a wall mounted Worcester gas boiler, and an arch to a lobby with access to the under-stair cupboard. A further arch leads to the sitting room. This has a fireplace surround with an electric fire, and a deep window overlooking the garden. The adjoining dining room has a door to the rear lobby with useful storage, and an external door to the garden. On the first floor, bedroom two has a clothes hanging area and a window overlooking the rear garden. Bedroom three has a built-in desk and a velux window to the side, plus a recess with hanging space. The family bathroom has a shower over the bath, while the airing cupboard houses the hot water cylinder. A door and stairs from the first floor landing lead straight into the main attic bedroom. This is dual aspect with eaves cupboards, and a hatch to a small loft space.

## Outside

At the front is a parking space suitable for a small family

car with gated access to the left hand side, which leads to the rear. There is extensive paving with a pergola and a decked seating area. Beyond is a brick and stone building previously used as a children's playhouse. Behind is a block-built outbuilding with an internal mezzanine level, and an external overhang. Adjacent is an area of lawn, a raised seating area, and at the far end of the garden is a screened storage area.

## General

All mains connected. The gas boiler in the kitchen supplies central heating and hot water. Council Tax band B - £1,866.22 payable for 2024/25. EPC rating band D - 60.

## 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 0BD

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Here turn left onto Bristol Street and take the second right into Gastons Road. The cottage is a short distance on your right hand side.

