

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



23 Snell Avenue, Malmesbury

Price Guide £430,000

Beautifully presented 3-bedroom town house (1298 sq ft) in a sought-after location on the northern edge of town

Master bedroom with en-suite and dressing area, 2 further double bedrooms, family bathroom.

Entrance hall, well appointed kitchen/dining room, sitting room, utility, WC.

Enclosed landscaped garden, garage, driveway parking.

CHAIN FREE



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The Property

Situated on the desirable northern edge of Malmesbury, this modern semi-detached town house offers stylish and spacious accommodation arranged over three floors, perfect for contemporary family living. The heart of the home is the impressive open-plan kitchen/dining room, featuring high ceilings and French doors that open onto a colourful, landscaped garden – ideal for entertaining or relaxing. A separate sitting room, utility room, and ground floor WC add to the functionality of this well-designed home. Upstairs, the top floor is dedicated to the master bedroom suite, complete with a dressing area, and en-suite shower room. Two further double bedrooms, a family bathroom, and a spacious landing complete the upper floors. Enjoying an enviable position overlooking green open space, the property also benefits from a single garage, driveway parking, and is just a short distance from local amenities and countryside walks. An ideal home for families or professionals seeking style, space, and a peaceful yet well-connected location.

General

All mains are connected. The annually serviced gas boiler provides central heating and hot water. UPVC double glazed windows are fitted throughout. An annual maintenance charge is payable (£206.85 for 2025) for upkeep of grass areas and hedging. Council Tax band D - £2,506.25 payable for 2025/26. EPC rating band B - 86

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and 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 and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 9FX

At the top of the High Street, bear left and at the Triangle bear right and continue down Gloucester Road, over the roundabouts and up Tetbury Hill. At the roundabout at the top of the hill, bear right onto the bypass (B4014). Continue along this road and take the second right into Snell Avenue, which is the Filands View development. Follow Snell avenue round to the right and no 23 can be found on the left hand side.

Approx. Gross Internal House Area *

120.58 M² - 1298 Ft²

Approx. Gross Garage Area *

18.77 M² - 202 Ft²

Approx. Gross Total Area *

139.35 M² - 1500 Ft²

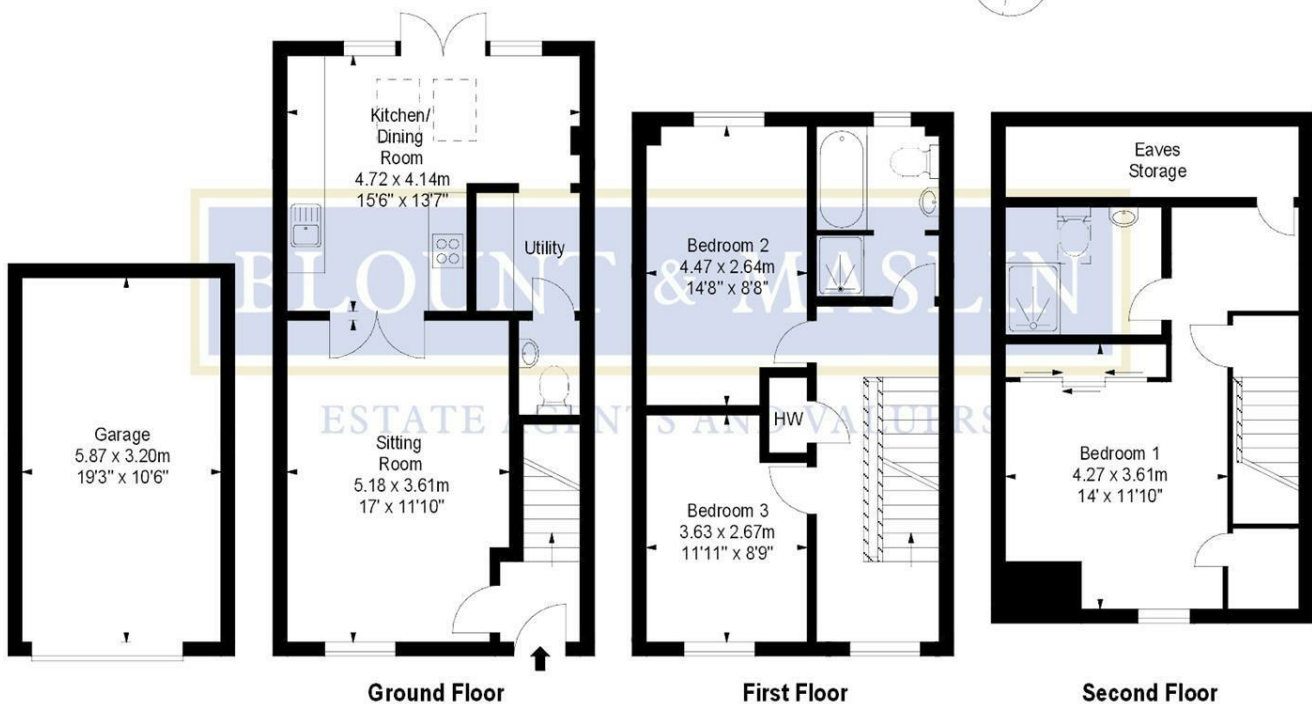


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice