

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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23 Park Road, Malmesbury

Price Guide £310,000

A mature end-of-terrace home (769 sq ft), in a convenient location.

3 bedrooms, bathroom. Porch, lobby, sitting room, kitchen/dining room.

Garage, off-road parking, enclosed west facing rear garden.

NO ONWARD CHAIN



23 Park Road, Malmesbury

The Property

Built in 1995, this end of terrace home has elevations of reconstituted stone with red brick quoins and dressing around the UPVC double glazed windows. It lies in a convenient location midway between the primary and secondary schools, and is a short walk from the town centre. The enclosed rear garden benefits from a west facing aspect. If let, the current monthly rental is thought to be £1,300 - £1,350 per month.

The Accommodation

There is a canopy porch over the front door which leads into a lobby with the stairs leading off. A door on the left provides access to the sitting room, while at the rear is a kitchen/dining room. This has a range of units including a cooker with extractor over and space for a washing machine. Sliding doors lead onto the patio at the rear. On the first floor landing there are two cupboards, one housing the gas fired combination boiler. The main bedroom at the rear has a built-in wardrobe, and there is a further double bedroom at the front. Bedroom three is a single, or would make an ideal study for those working from home. The family bathroom has a shower over the bath.

Outside

There is an area of lawn and shrubs to the front. At the rear is a paved terrace with steps leading down to a second paved area. The rear garden is enclosed with a lawn and shrubs. Immediately alongside the house is a garage and tandem parking for two cars on the tarmac and block paved drive.

General

All mains connected. The gas combination boiler supplies central heating and hot water. Council Tax band C - £2,227.77 payable for 2025/26. EPC rating band C - 72.

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 0BX

At the top of the High Street, bear left and at the Triangle turn right onto Gloucester Road. At the roundabout turn left onto Park Road and the house is about 100 yards on your right hand side.

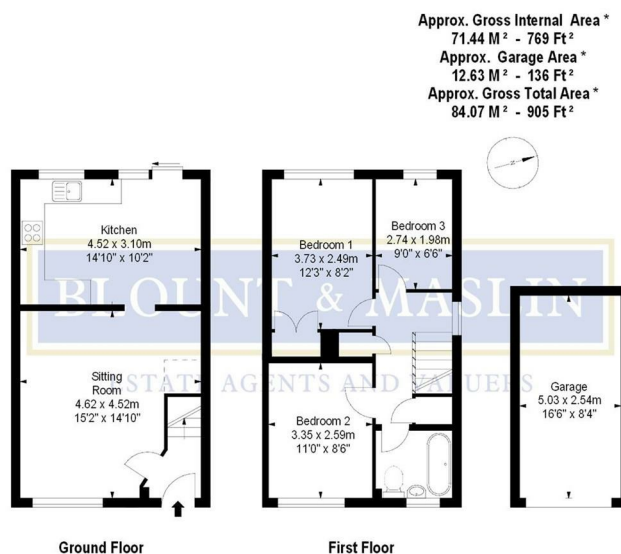


Illustration For Identification Purposes Only. Not To Scale

* 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.