

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 8 Ingram Street, Malmesbury

Price Guide £310,000

A charming Grade II listed cottage (726 sq ft) set on a sought-after side street in the heart of Malmesbury.

2 double bedrooms, stylish bathroom with separate shower. Sitting room with wood-burner, good sized kitchen/breakfast room. Enclosed rear garden.



# 8 Ingram Street, Malmesbury

## The Property

Built in the early to mid-19th century, this charming two double-bedroom terraced cottage is arranged over three floors and has been sympathetically improved throughout by the current owners. While retaining an abundance of period features, including original wooden floorboards, the property now benefits from a stylish new bathroom with separate shower cubicle, a professionally installed wood-burner in the cosy sitting room, panelling, shutters, designer radiators, and tasteful neutral décor throughout, allowing the home to be moved into immediately. There is an enclosed garden to the rear of the property.

## General

All mains connected. The combination gas boiler supplies heating and hot water. Council Tax Band C - £2,227.77 payable for 2025/26. There is no EPC as the cottage is Listed.

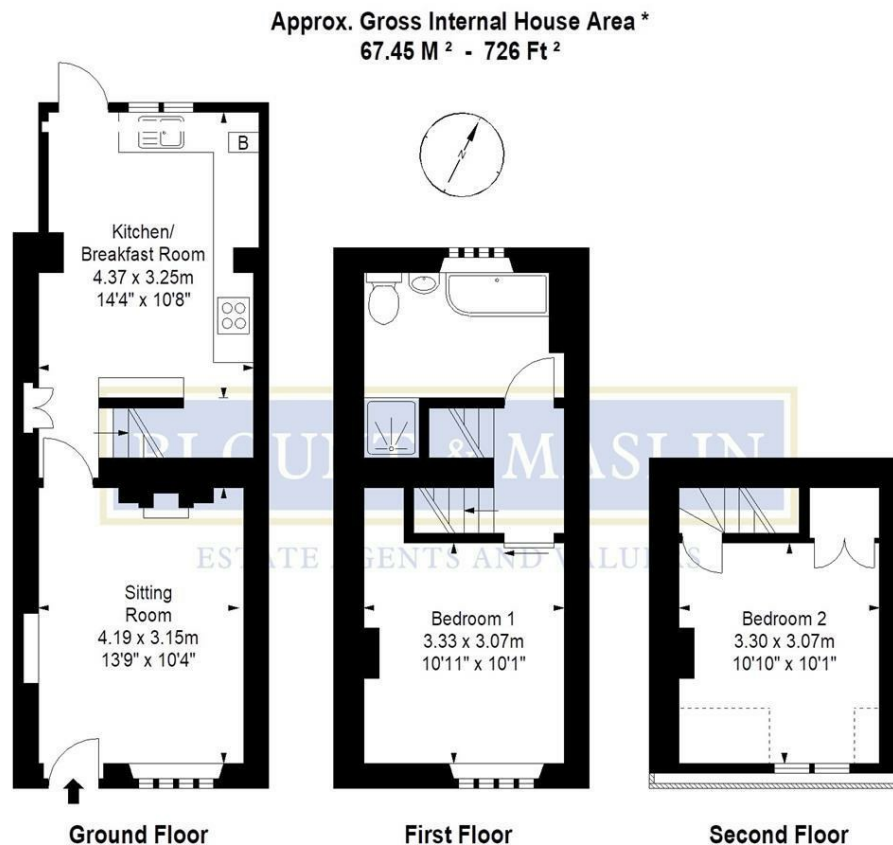
## Malmesbury

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 9BX

Proceed up the High Street and immediately prior to our office turn right into Ingram Street. The cottage is half way along on the left hand side, denoted by our 'For Sale' board.



**Illustration For Identification Purposes Only. Not To Scale**

\* As Defined by RICS - Code of Measuring Practice