



📍 38 Barley Close, Malmesbury, Wiltshire, SN16 0EF

🏠 Guide Price £242,500

A two bedroom terraced home with views to the rear, conveniently located for access into the town.

- Terraced Home
- Two Double Bedrooms
- Modern Interior
- Kitchen/Breakfast Room
- Sitting Room
- Low Maintenance Rear Garden
- No Through Road
- Convenient For Town
- Views To The Rear
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



A spacious two bedroom house in a convenient setting allowing easy access into Malmesbury town and all local amenities. The property has been improved by the current owner to include replacement heaters in the last 6 months. The accommodation is arranged over two floors and comprises an entrance hallway with a cloakroom off, ample built-in storage cupboards, a living room and a kitchen/dining room. On the first floor are two double bedrooms and a bathroom with over bath shower. The enclosed rear garden is hard landscaped with paving and gravelled areas creating a low maintenance space. Off street communal parking is located to the front of the property.

Situation

Situated on the south side of the town with the River Avon and Water Meadow nearby. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, leisure facilities and an award winning school. Barley Close is within a short walk of the town, recently built Waitrose and modern Primary Care Centre. Early tributaries of The River Avon and the countryside are also close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 15 minutes.

Property Information

Tenure: Freehold

EPC Rating: D

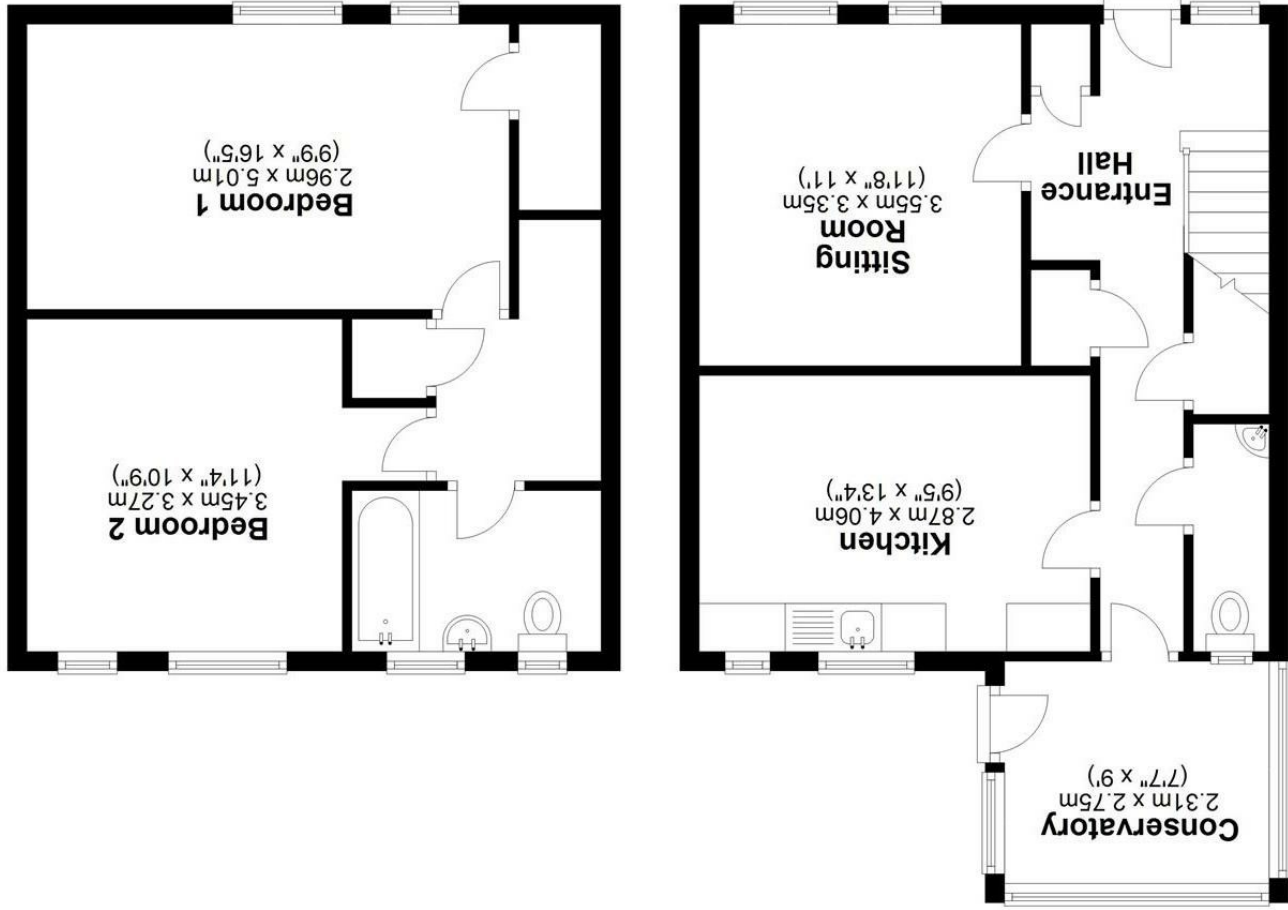
Council Tax Band: C

Mains water, drainage and electric heating.



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Total area: approx. 84.0 sq. metres (904.6 sq. feet)
Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.



Floor Plan
Approx. 84.0 sq. metres (904.6 sq. feet)