



📍 84 The Triangle, Malmesbury, Wiltshire, SN16 0AH

🏠 Guide Price £275,000

An attractive Grade II listed two bedroom period cottage in need of some internal redecoration, conveniently located for Malmesbury town.

- Charming Period Cottage
- Grade II Listed
- Opportunity To Modernise
- Interior Over Three Floors
- Two Generous Bedrooms
- Sitting Room With Impressive Open Fireplace
- Spacious 18'10 Kitchen
- South Facing Courtyard Garden
- Heart Of The Town
- No Onward Chain

🏡 Freehold

🏠 EPC Rating



Offered for sale with immediate vacant possession, this attractive Grade II listed two bedroom period cottage with attractive stone elevations beneath a Cotswold stone tiled roof. The spacious interior is arranged over three floors however does require internal redecoration and modernisation, allowing the new buyer the exciting opportunity to redesign and update to their own specification. The ground floor comprises a sitting room with a impressive period open fireplace with attractive stone hearth and surround and bressumer beam. An opening from the sitting room leads into a bright and spacious 18'10 kitchen and rear porch with a bathroom situated off the inner hallway. There is a generous double bedroom with fitted wardrobes and a walk in wardrobe/dressing room on the first floor. Stairs from the landing rise up to an attic double bedroom with an easily accessible eaves storage cupboard. Externally a paved courtyard extends to the rear of the cottage, enjoying a sunny south facing aspect.

SITUATION

Conveniently located in the heart of this historic town, yet within a short distance of country walks and the picturesque River Avon. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside 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 an hour.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: Not Required as Grade II listed

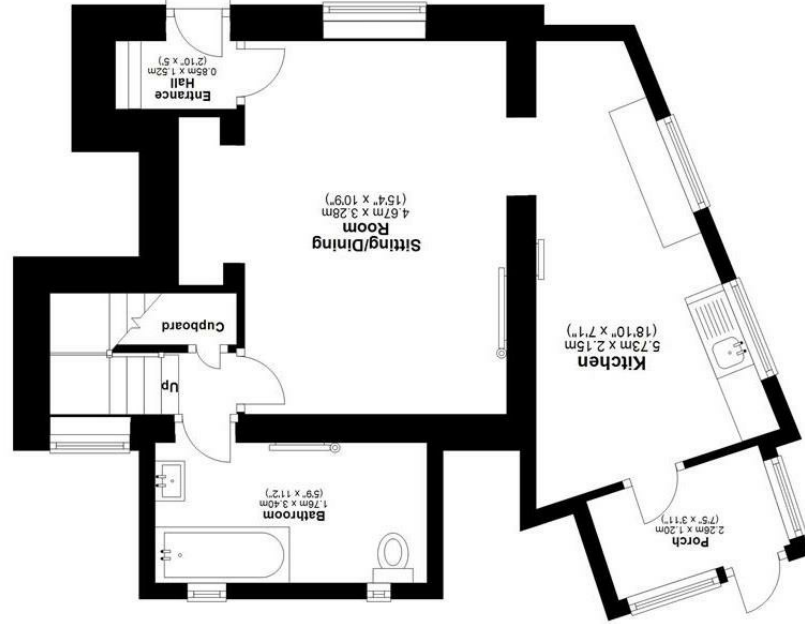
Council Tax Band: C

Mains water, gas and drainage. Agents note: There is a flying freehold over the neighbouring property which also has a right of way at the rear of the garden.

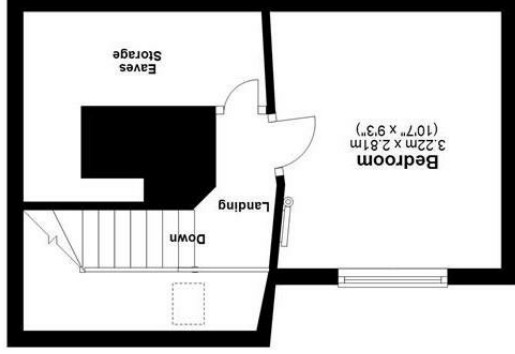


Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise 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.

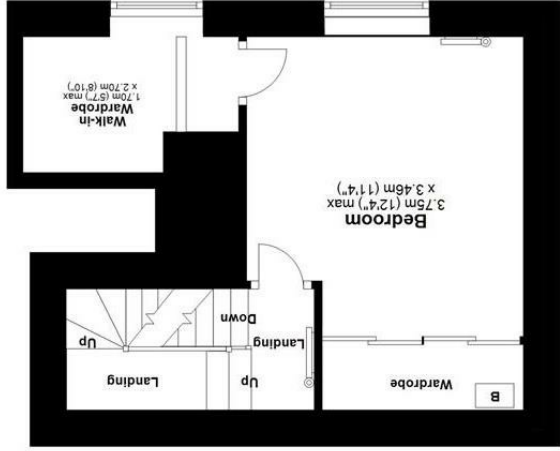
Total area: approx. 90.3 sq. metres (971.6 sq. feet)



Approx. 44.9 sq. metres (483.1 sq. feet)



Approx. 21.6 sq. metres (232.3 sq. feet)



Approx. 23.8 sq. metres (256.2 sq. feet)