



📍 86 Avenue De Gien, Malmesbury, Wiltshire, SN16 9GY

🏠 Guide Price £385,000

A tastefully presented four bedroom town with a versatile interior arranged over three floors.

- Attractive Town House
- Interior Over Three Floors
- Tastefully Presented
- Impressive Sitting Room
- Master Bedroom+ En Suite
- Three Further Double Bedrooms
- South Facing Garden
- Garage With Power and Light
- Additional Parking Space
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C



Built in 2009 by Charles Church, this four bedroom town house with a well presented interior arranged over three floors, is located on this popular development of similar style properties, convenient for Malmesbury town. The versatile interior comprises an entrance hall with cloakroom, a fitted kitchen with a range of integrated appliances and a spacious living room. The first floor boasts a master bedroom with en-suite shower room and a further double bedroom. A staircase from the landing leads up to two further generous double bedrooms and a family bathroom. Externally an enclosed south facing rear garden has been designed to be low maintenance. A door from the garden opens into a good sized single garage with an electrically operated roller door, power and light. A driveway in front provides an additional off street parking space.

SITUATION

Located on the northern edge of this historic town and within a short distance of country walks and the picturesque River Avon. 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, 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 1 hour 15 minutes.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: C

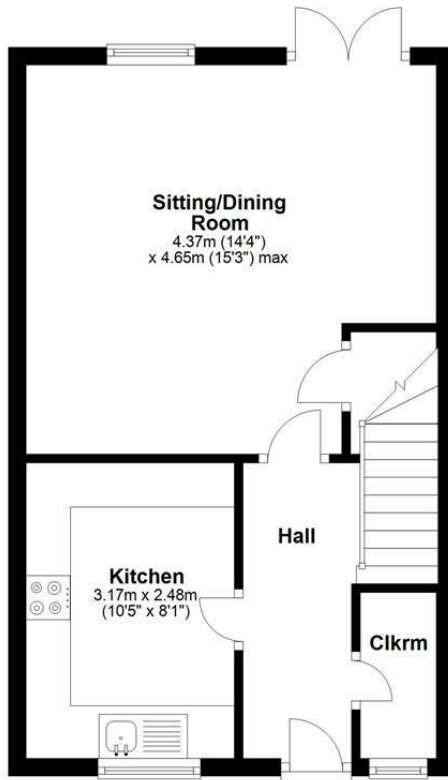
Council Tax Band: D

Mains water, gas and electricity.



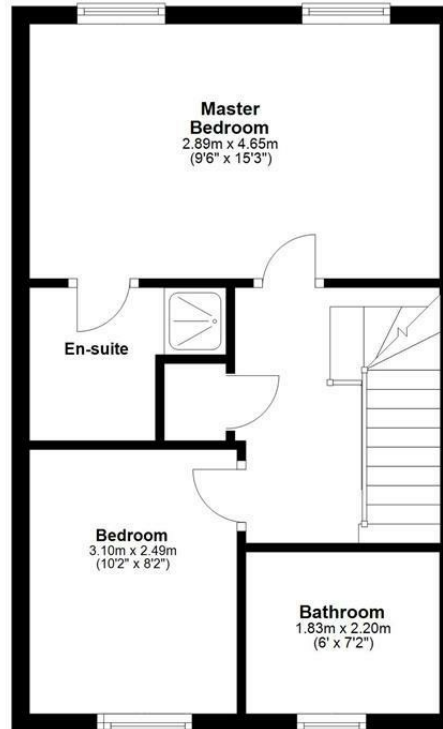
Ground Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



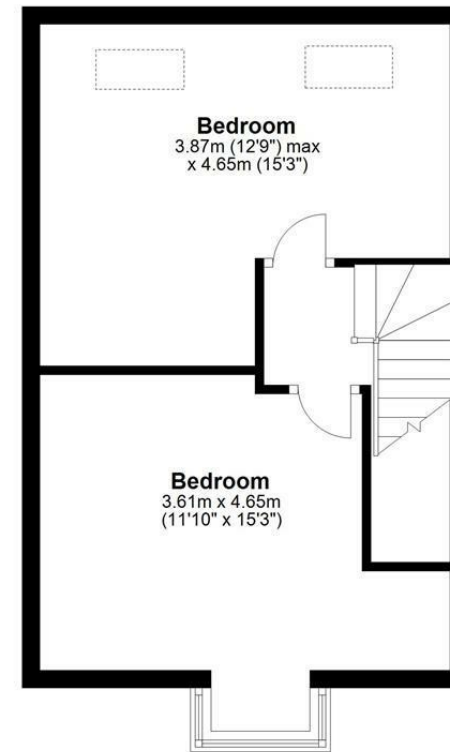
First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Second Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 111.3 sq. metres (1197.8 sq. feet)

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.