





📍 9 Loiret Crescent, Malmesbury, Wiltshire, SN16 9GW

🏠 Guide Price £295,000

A modern two bedroom semi detached home with an immaculately presented interior, west facing garden, attached garage and driveway.

- Modern End Of Terrace Home
- Immaculate Throughout
- Two Double Bedrooms
- Recently Refitted Kitchen
- Sitting/Dining Room
- Beautiful Shower Room
- Attached Garage & Driveway
- West Facing Covered Pergola
- Attractive Landscaped Garden
- Convenient For Dyson

🏡 Freehold

🏠 EPC Rating C





A modern two bedroom end of terrace home located on the northern edge of the town allowing easy access to the Dyson Institute. The current owners have undertaken a comprehensive scheme of updating and refurbishment over recent years to include a re-fitted kitchen and contemporary shower room. The interior, which is immaculately presented, comprises an entrance hall with cloakroom and a kitchen with built-in oven and hob. A door from the hallway opens into a light and bright sitting/dining with french doors opening into the rear garden. There are two bedrooms on the first floor, the main bedroom with built in wardrobes, and a beautifully appointed shower room. French doors from the sitting room open onto an Indian Sandstone patio with a covered seating area. The garden, enjoys a west facing aspect, is laid to lawn and enclosed by a fenced boundary. There is useful side gate allowing access around to the front of the property. A driveway to the side, approaches an attached garage with power and light, whilst also providing additional off street parking for two cars.

#### **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.

#### **PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: C

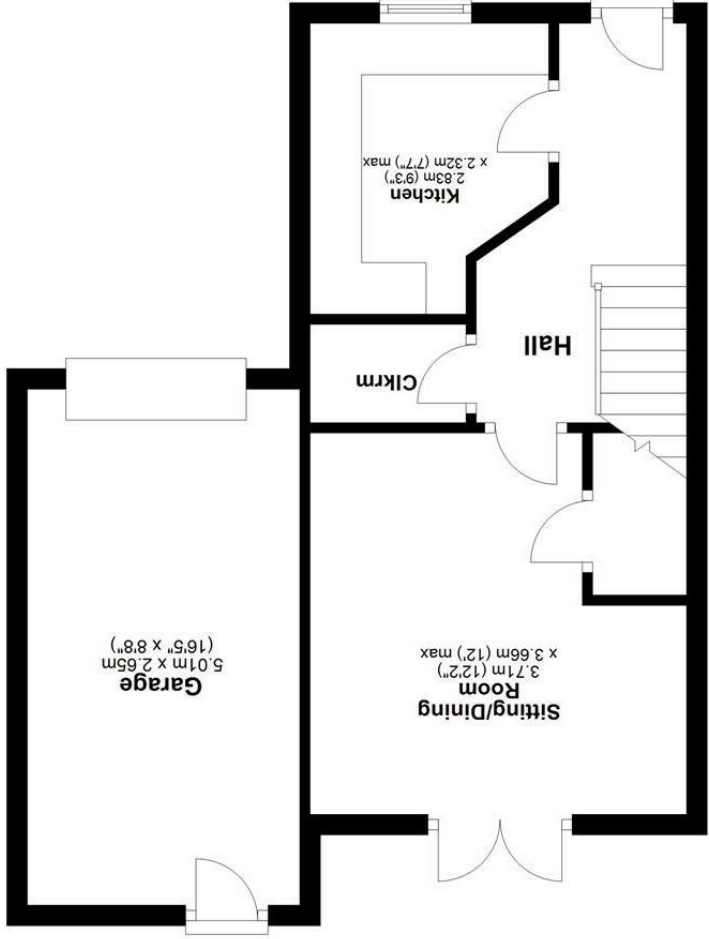
Council Tax Band: C

Mains Electric, Gas, Water & Drainage

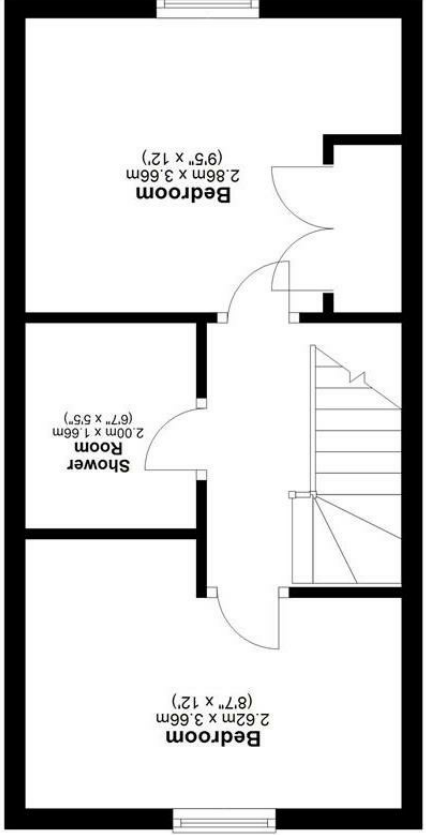




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**Ground Floor**  
Approx. 41.8 sq. metres (449.8 sq. feet)



**First Floor**  
Approx. 28.1 sq. metres (302.3 sq. feet)

Total area: approx. 69.9 sq. metres (752.1 sq. feet)