



📍 17 Old Alexander Road, Malmesbury, SN16 0DT

🏠 Guide Price £310,000

A tastefully presented three bedroom modern home conveniently located for all local amenities.

- End Of Terrace Modern Home
- Tastefully Presented
- Three Bedrooms
- Sitting Room + Study
- Recently Re-Fitted Kitchen
- Air Source Heating System
- Easy To Maintain Garden
- Useful Workshop With Power & Light
- Off Street Parking For 3 Cars
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C



This attractive end of terrace home is situated within this popular residential area of Malmesbury with convenient access to both primary and secondary schools and all local amenities. Built in 2005, the property is constructed with attractive red brick elevations under a tiled roof benefitting from double glazing and a recently fitted energy efficient air source heat pump which provides for the central heating and hot water. The ground floor comprises an entrance hallway with a cloakroom, a double aspect sitting room with French doors opening onto the garden and a recently re-fitted kitchen complimented by a range of integrated appliances and useful breakfast bar. The first floor boasts three bedrooms and a family bathroom. Externally a paved patio extends to one side of the property and is enclosed by a fenced boundary. There is a useful workshop with power and light. A latched gate opens onto a gravel driveway with parking for three cars.

SITUATION

The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complemented 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, 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 one hour.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

Mains electricity, water and drainage, Air Source Heat Pump providing central heating and hot water.



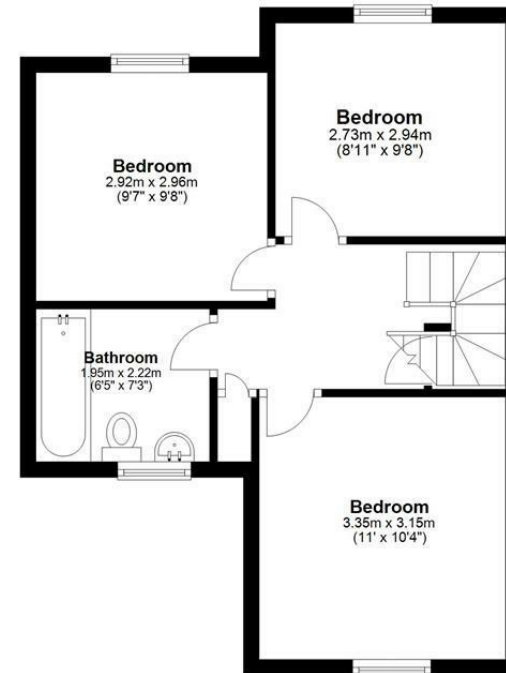
Ground Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



Total area: approx. 82.0 sq. metres (882.4 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.