



📍 1 St. Johns Bridge, Malmesbury, SN16 9BL

🔗 Auction Guide £295,000

- For Sale by Online Auction
- Thursday 4th December 2025
- Lot 29
- Guide Price £295,000+

🏠 Freehold

📊 EPC Rating



LOT 29
FOR SALE BY ONLINE AUCTION
THURSDAY 4th DECEMBER 2025
GUIDE PRICE £295,000+

Attractive 3 bedroom Grade II listed end-terrace cottage with good-size garden siding onto the river. Ground floor recently renovated due to flooding.

The accommodation comprises on the ground floor; kitchen/living room and utility room. On the first floor; landing, 2 bedrooms and a bathroom. On the second floor; bedroom with exposed beams. There is gas heating and extensive flood defences have been added at ground floor level.

There is access to the enclosed garden from the road at the front and it is mainly laid to lawn with a patio area. Option to rent under licence a parking space in the car park to the rear.

what3words///moderated.removals.entrusted

Situation & Description

Attractive 3 bedroom Grade II listed end-terrace cottage with good-size garden siding onto the river. Ground floor recently renovated due to flooding.

The property is situated in a residential part of this historic town and is convenient for all local amenities. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complemented by modern shopping, including Waitrose 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, services, schools and leisure facilities available. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand.

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Works undertaken include:

1. River clearance work around the area to speed the flow of water past the property.
2. Internal pumps installation in 1 The Bridge to keep the water level down and operate at a higher level to reduce flood impact
3. Pointing as required to exterior walls
4. All ground floor floors have been tanked and tiled
5. Electric points have been raised
6. New flood gates installed to fit all doors.

There is access to the enclosed garden from the road at the front and it is mainly laid to lawn with a patio area. Option to rent under licence a parking space in the car park to the rear.

Viewings

To arrange a viewing, contact: Malmesbury Office on 01666 829292

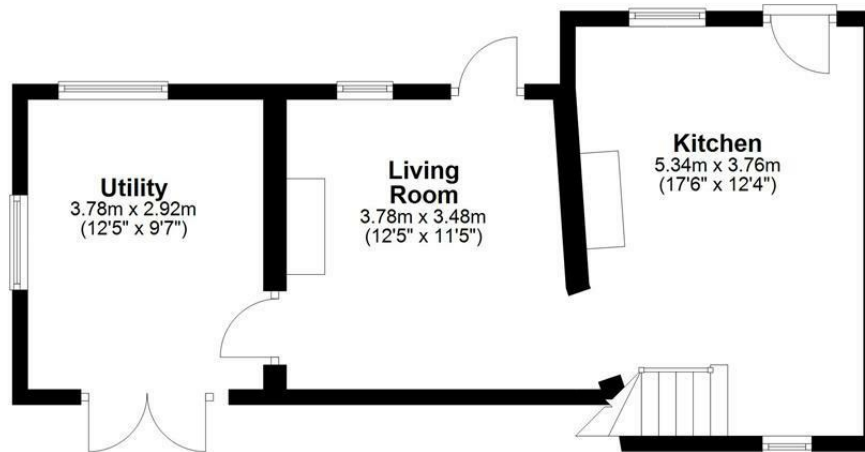
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



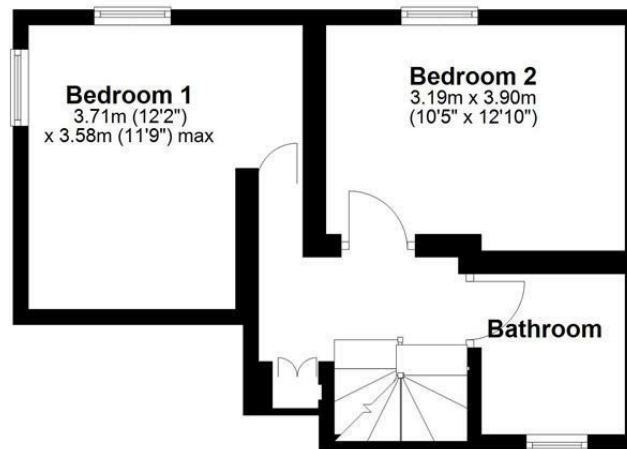
Ground Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



First Floor

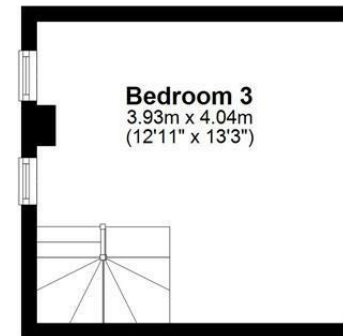
Approx. 36.2 sq. metres (389.4 sq. feet)



Total area: approx. 99.2 sq. metres (1067.8 sq. feet)

Second Floor

Approx. 15.9 sq. metres (171.1 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.