



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

🔗 £950 PCM

A modern two double bedroom home with garage and parking located on the northern edge of Malmesbury town. Available 14th June 2024, unfurnished, £950pcm (sorry no pets).

- TO LET
- WELL PRESENTED
- TWO DOUBLE BEDROOMS
- QUIET LOCATION
- ENCLOSED REAR GARDEN
- GARAGE & PARKING
- COUNCIL TAX BAND C
- UNFURNISHED
- AVAILABLE 7TH JUNE 2024



🏠 EPC Rating C



A modern two double bedroom home with garage and parking located on the northern edge of Malmesbury town. Available 14th June 2024, unfurnished, £950pcm (sorry no pets).

Accommodation comprises entrance hallway with cloakroom, a nice size living/dining room with French doors leading out to the rear garden. The fitted kitchen has a built-in oven and hob. and space for additional appliances.

Situated to the first floor are two double bedrooms and a bathroom with shower over. Externally the enclosed garden is paved for ease of maintenance with a timber decked patio. A latched gate opens to the rear giving access to a single garage and parking space.

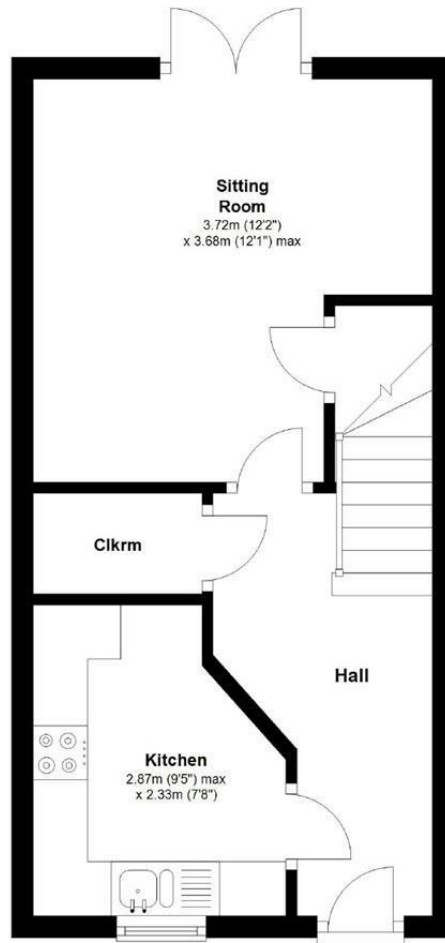
Further benefits include gas fired central heating and double glazing and the property is close to local amenities. Located on the northern edge of this historic town and within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country 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 new 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.

A minimum contract for this property is 12 months.



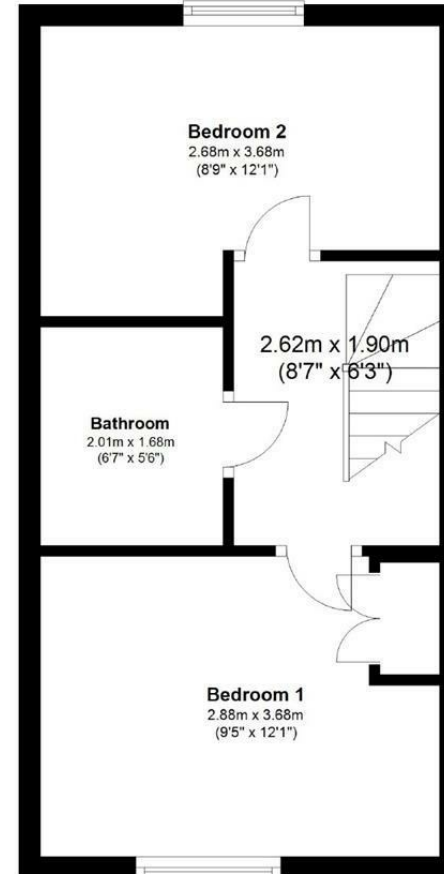
Ground Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



Total area: approx. 56.5 sq. metres (608.1 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.