

hunter
french



97b Gloucester Road, Malmesbury, Wiltshire, SN16 0AJ

A fantastic opportunity to take this renovation project through to the final stages. This two-bedroom conversion situated within Malmesbury town centre with the benefit of off-street parking. Offered to the market to CASH BUYERS ONLY.

The current vendor has acquired granted planning consent under the planning application number 16/02607/FUL for the change of use of a commercial building into a residential property, the accommodation extends to approximately 1337sq ft. A vast amount of remedial works has been carried out, such as first fix re wiring throughout and plumbing with a new heating system. The property has been insulated throughout to create an energy efficient home. The accommodation briefly comprises an impressive open plan living space with space for the kitchen / dining area with temporary w/c off the kitchen area. A hallway provides access to the accommodation where there are two bedrooms, both of which are of double size with bedroom two benefitting from space for freestanding storage and two windows to allow light into the room. The main bedroom is a good size with space for a bed to sit centrally and a dressing area at the far end of the room. The main bathroom serves both bedrooms, plumbing has been put in place for a toilet, wash basin, towel rail, a large walk-in shower unit.

To the far end of the property there is a useful study area, this area is well advanced in the build process. This could be a great studio or home office and a pedestrian door provides access onto the high street or the room joins back into the hallway into the property.

Externally, the property benefits from off street parking. There is a shared right of way to allow parking to the neighbouring property.

We are informed that the property is connected to mains services such as; gas, electricity, drainage & Water. Council Tax band E (Wiltshire Council).

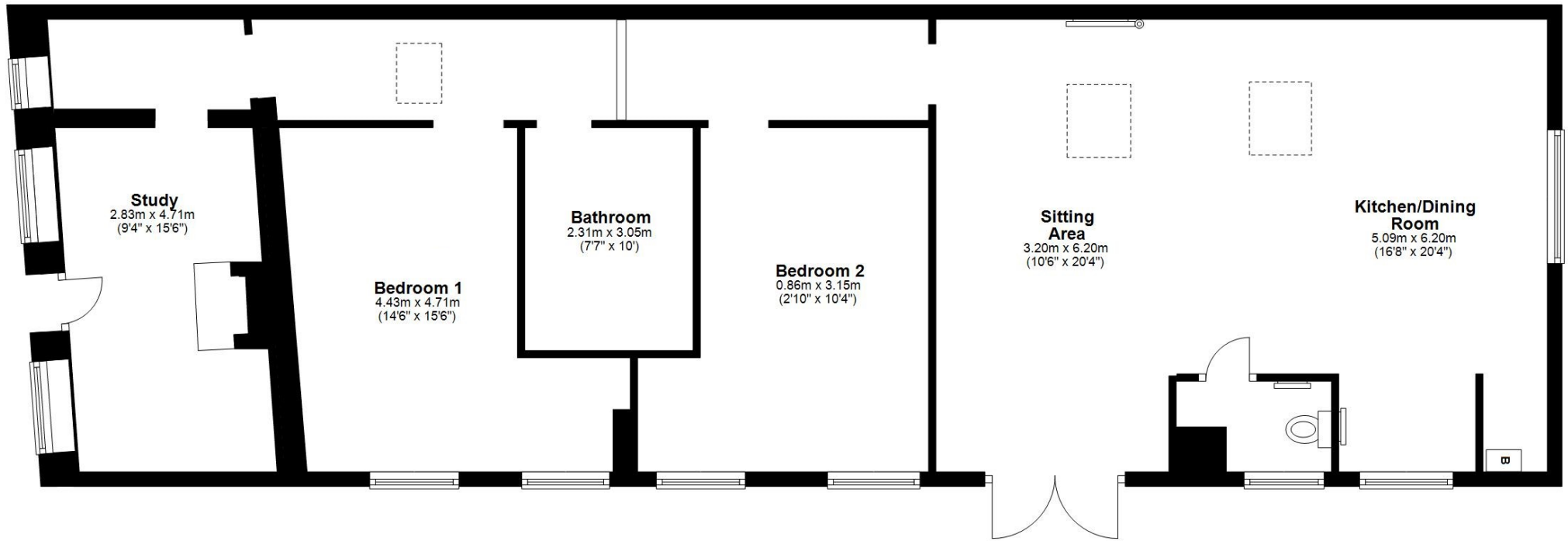
EPC – exempt.



The property is situated in the centre of Malmesbury, which is a beautiful, historic market town situated on the southern edge of The Cotswolds. The charming town centre has a wide array of independent shops, pubs and restaurants including a Waitrose store and a weekly artisan farmers market. The two primary schools are highly regarded, and the secondary school has been rated outstanding in its most recent Ofsted report. Several well-regarded private schools are also within easy reach of the property.

Guide Price £275,000





Ground Floor

Approx. 124.3 sq. metres (1337.8 sq. feet)

Total area: approx. 124.3 sq. metres (1337.8 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk

