

7 Hanks Close, Malmesbury, Wiltshire, SN16 9UA

Extended semi-detached modern house
2 bedrooms
Excellent large outbuilding with power
South-facing garden
Private driveway parking
Walking distance to the town
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £300,000

Approximately 734 sq.ft excluding outbuilding

‘An extended semi-detached house with an excellent large outbuilding and sunny south-facing garden’



The Property

This modern semi-detached house is located in a sought after cul-de-sac on the popular Reeds Farm development in Malmesbury. The property is set within a decent south-facing plot and has been extended at the side in modern times as well as benefitting new double glazed windows, external doors and boiler.

The accommodation has been well-maintained and is arranged over two floors extending in all to around 734 sq.ft. The newly configured layout opens to a side entrance hall leading to the spacious reception room with stairs to the first floor. Adjoining the entrance hall there is a large utility/WC which has plumbing in place to fit a shower if desired. The kitchen/breakfast room is positioned at the rear with a good range of fitted units and a door out to the garden. Upstairs, there are two bedrooms and a bathroom with a shower over the bath.

The garden enjoys a sunny south-facing aspect and a good degree of privacy laid to a large patio terrace and a lawn. Within the garden there is a superb large outbuilding currently utilised as a workshop and lends itself to further conversion into a home office/guest suite. The outbuilding has power connected and loft storage above. The front of the property has a newly landscaped front drive providing private off-street parking.

The property is an ideal first time home or investment purchase with Malmesbury having an excellent rental market. The property is available with no onward chain.

Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by

Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants. There is a new Aldi store, and CO-OP and Waitrose stores, and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

Additional Information

The property is Freehold with mains gas fired central heating, mains drainage, water and electricity. Ultrafast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band C.

Directions

From the centre of Malmesbury head in the Tetbury direction and on by the Coop supermarket take the third exit off the roundabout into Reeds Farm. Proceed along the road taking the third left into Michael Pym's Road. Hanks Close is the third turning on the left and number 7 is located a short distance up on the left.

Postcode SN16 9UA

What3words: ///sober.alarmed.earphones

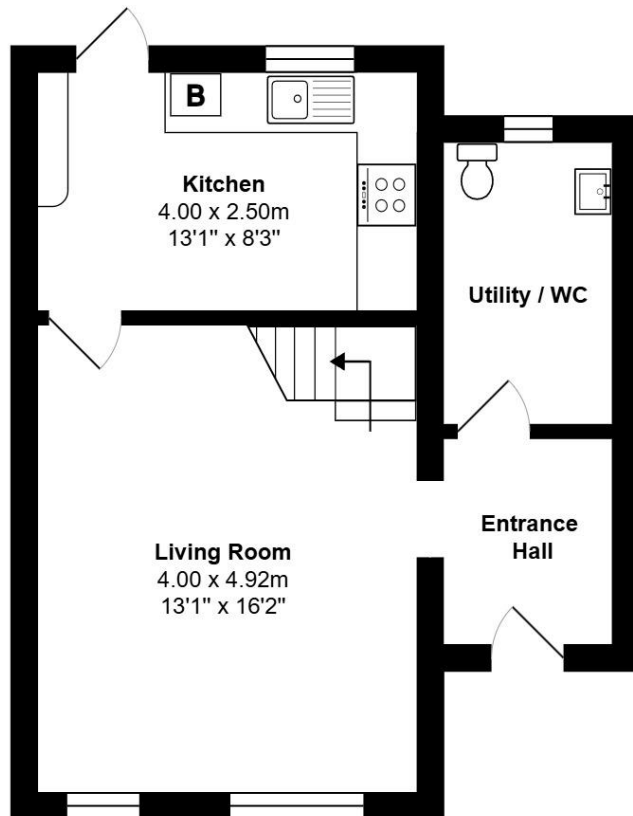


Total Area: 68.2 m² ... 734 ft² (excluding workshop)

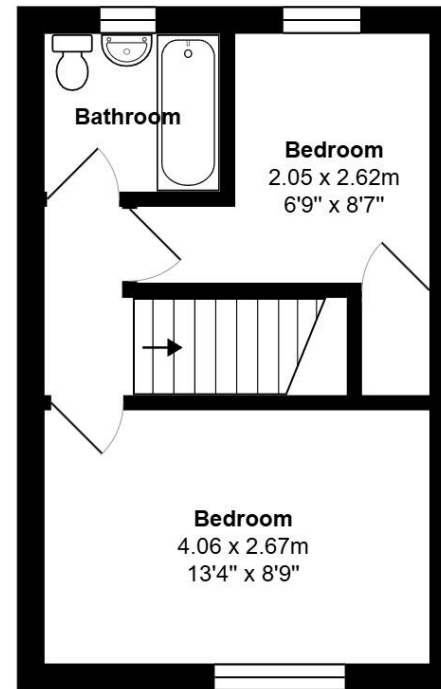
All measurements are approximate and for display purposes only



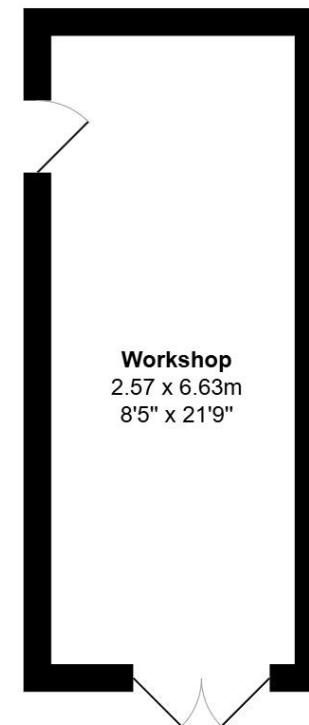
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



Outbuilding

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