



11 Bristol Street, Malmesbury, Wiltshire, SN16 0AY



Grade II Listed townhouse  
Potential to renovate and improve  
3 bedrooms  
Cosy living room  
Kitchen/dining room  
Private rear garden  
Within striking distance of the town centre  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £375,000**

Approximately 1,026 sq.ft

‘Centrally located close to the town centre, this Grade II listed townhouse has excellent potential for refurbishment’



### The Property

This three-storey Grade II listed townhouse dates back to the 18th Century and is situated within close proximity to Malmesbury town centre and many amenities. The accommodation was extended at the rear in the 1970s and has excellent scope for upgrading and renovating. Extending to around 1,026 sq.ft, the internal accommodation is coupled with a delightful private rear garden.

The ground floor opens to a traditional front sitting room with a fireplace and wood-burning stove inset. The extended kitchen/dining room overlooks the garden and has ample built-in storage and a rear lobby. Located on the first floor is the main bedroom with fitted wardrobes and the bathroom. There are two further

bedrooms on the top floor.

The garden is elevated to benefit from the sun and is laid to patio terrace and a lawn. There is on street parking available within the local vicinity.

### 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. The property is within a conservation area. Superfast 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 B.

### Directions

From the centre of Malmesbury, pass the abbey onto Abbey Row and by the triangle, turn left onto Bristol Street. The property is located on the right hand side.

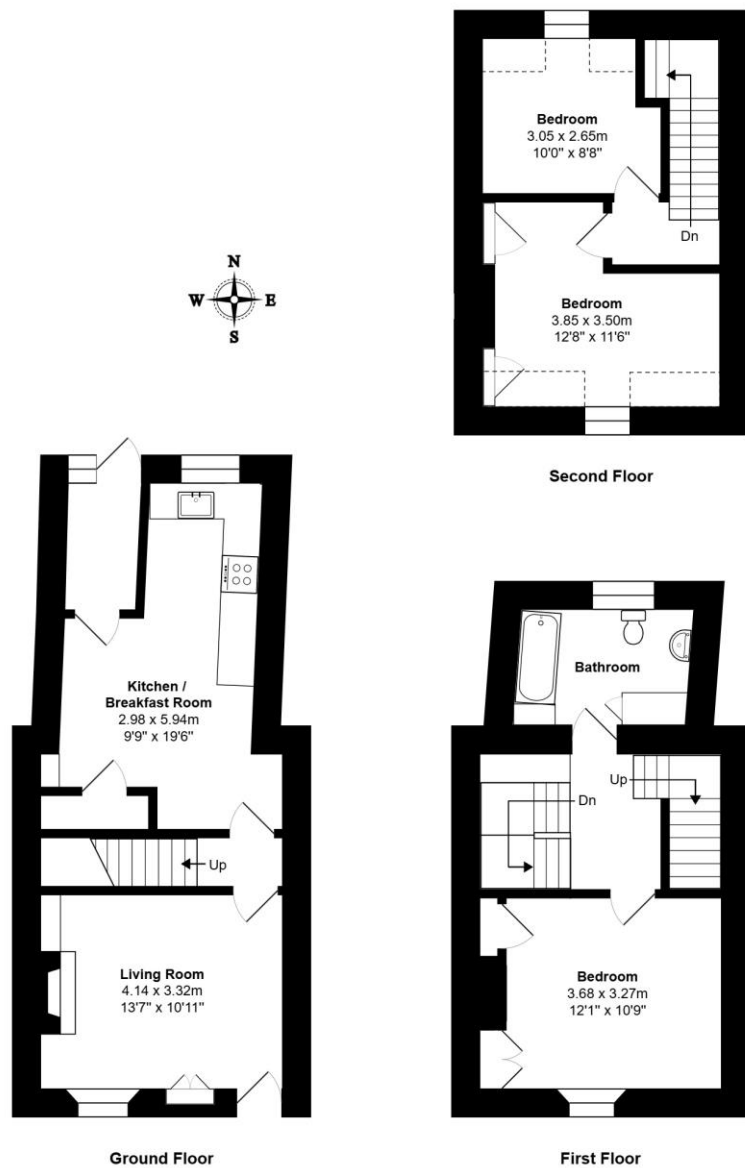
Postcode SN16 0AY

What3words: ///indulges.yard.condensed









Total Area: 95.3 m<sup>2</sup> ... 1026 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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