



64 Avenue De Gien, Malmesbury, Wiltshire, SN16 9GY

Three-storey modern house
 4 double bedrooms
 Light and airy living room
 Conservatory with underfloor heating
 Fitted kitchen
 Bathroom and en-suite
 South-facing enclosed garden
 Private parking for up to 3 cars
 Plus a garage



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £390,000

Approximately 1,345 sq.ft excluding garage

‘With two driveways, a garage, and a south-facing enclosed garden, an excellent end of terraced three-storey modern family home’



The Property

This end of terrace modern townhouse style home is situated towards the edge of Malmesbury town, and yet within easy striking distance to many amenities. Built in 2007 by Charles Church, the property is well-proportioned extending to around 1,345 sq.ft. over three floors and is coupled with excellent parking and a sunny south-facing garden.

The ground floor comprises an entrance hall with WC off, a front fitted kitchen, and a living room filled with natural light connecting to the spacious conservatory. The conservatory benefits from underfloor heating and a radiator, allowing use for all year around. Across the first and second floor there are four double bedrooms. The main bedroom of which has fitted wardrobes and an updated en-suite shower

room. The family bathroom is located on the top floor.

The property boasts more parking than average benefitting from two driveways, one to the side of the property and one behind in front of the garage. The garage has power connected, loft storage above, and a side door leading into the garden. The garden is fully enclosed laid for easy maintenance with patios and planted borders, and is south-facing.

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 including a new Aldi, Waitrose store 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 central heating, mains drainage, water and electricity. Ultrafast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the

website for more information. Wiltshire Council Tax Band D.

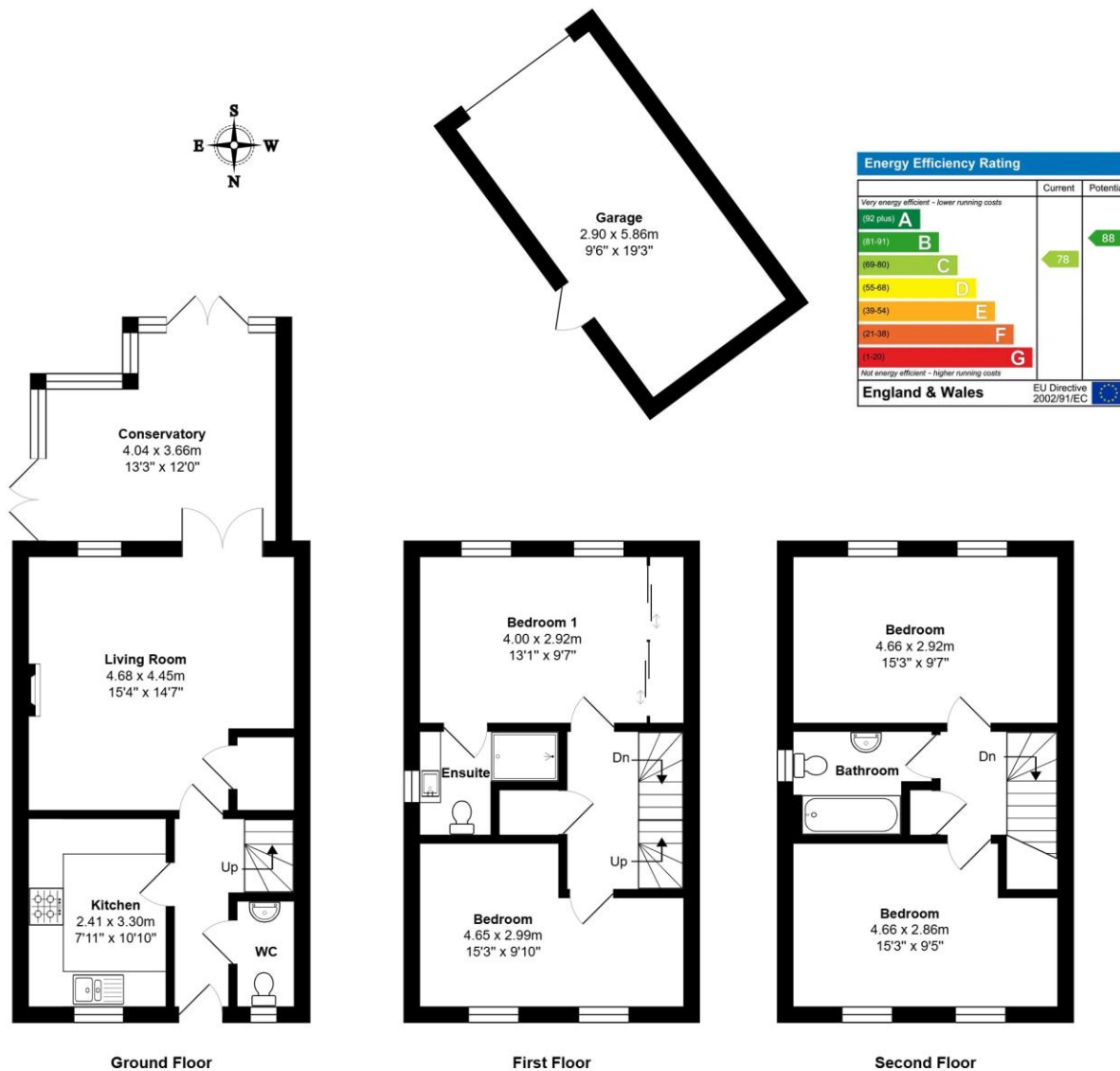
Directions

Follow Gloucester Road from the centre of Malmesbury and proceed straight over the three consecutive mini-roundabouts. Head up Tetbury Hill and take the last right hand turn into Avenue De Gien, opposite Dyson HQ. Follow the road all the way around to locate number 64 on the right.

Postcode SN16 9GY

What3words: ///initiated.muscular.success





Total Area: 124.9 m² ... 1345 ft² (excluding garage)

All measurements are approximate and for display purposes only



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