

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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22 Poole Road, Malmesbury

Price Guide £262,500

Well presented two bedroom mid-terrace house (630 sq ft)

Entrance hall, fitted kitchen, sitting/dining room, WC, 2 double bedrooms, family bathroom.

Enclosed rear garden and dedicated parking space.

NO ONWARD CHAIN



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The Property

A well-presented two-bedroom mid-terrace property, offered chain free and benefitting from a dedicated parking space and a private rear garden. The accommodation comprises an entrance hall, a ground floor WC, a modern fitted kitchen, and a bright, sunny sitting/dining room with doors opening onto the rear garden. Upstairs, there are two double bedrooms and a family bathroom. Ideally located close to local amenities, including schools and shops, this property represents a great opportunity for first-time buyers, investors, or those looking to downsize.

General

All mains connected. A gas boiler supplies central heating and hot water. UPVC double-glazed windows. Council Tax Band C - £2,339.76 payable for 2026/27. EPC rating C - 78.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are

lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 9FG

Proceed to the top of Malmesbury High Street, bear left and continue to the Triangle. Here, turn right proceed down Gloucester Road, over the 3 roundabouts and then turn left into Poole Road. Bear right and the property will be found on the left.

Approx. Gross Internal House Area *
58.53 M² - 630 Ft²

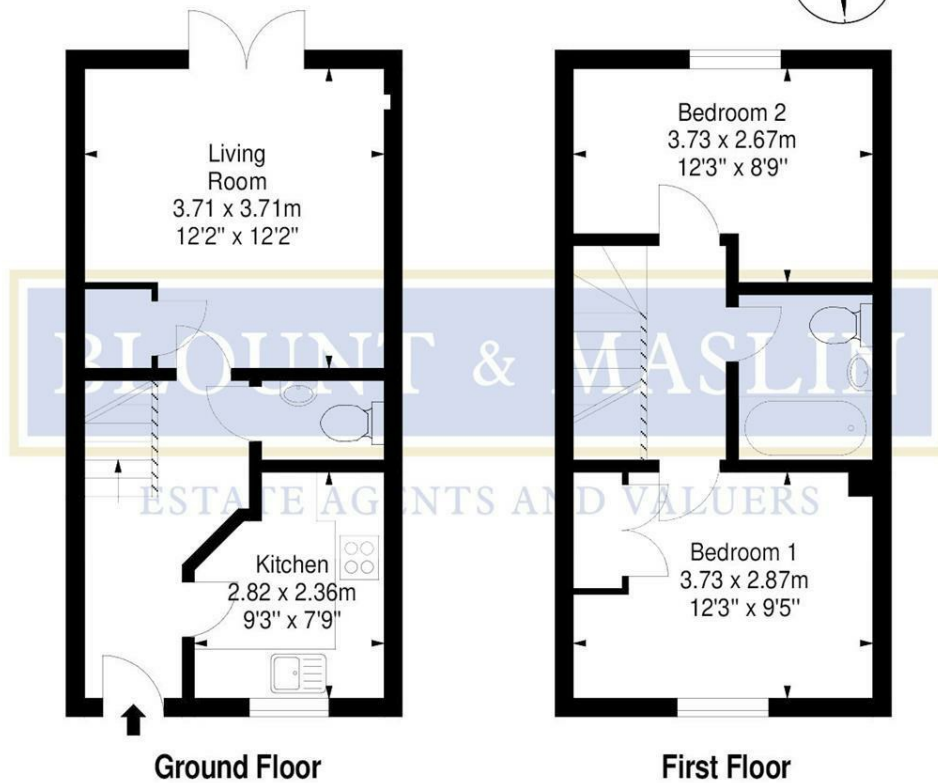
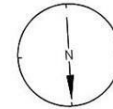


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice