



📍 14 Bremilham Rise, Malmesbury, SN16 0DH

🏠 Guide Price £275,000

A spacious three bedroom family home conveniently located for the town, secondary school and all local amenities.

- Spacious Family Home
- Three Bedrooms
- Sitting Room + Dining Room
- Kitchen With Integrated Appliances
- Hallway & Cloakroom
- Far Reaching Views From The Rear
- South Facing Garden
- Off Street Parking + Useful Storeroom
- Cul De Sac Location & Convenient For Secondary School
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



A tastefully presented three bedroom family home set amid south facing gardens, conveniently located for the town and all local amenities. The interior is arranged over two floors comprising an entrance hall with cloakroom, a double aspect sitting room, a dining room and kitchen with built-in appliances. There are three good-sized bedrooms and a family bathroom with over bath shower on the first floor.

Externally the rear garden is laid to lawn and enclosed by a fenced boundary with a rear gate giving access onto the footpaths leading into the town. There is a useful storage shed to the front and a gated driveway providing off road parking. There is additional on street parking directly in front of the property.

SITUATION

The property is conveniently located allowing easy access for both primary and secondary schools. The hilltop town of Malmesbury is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately an hour.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

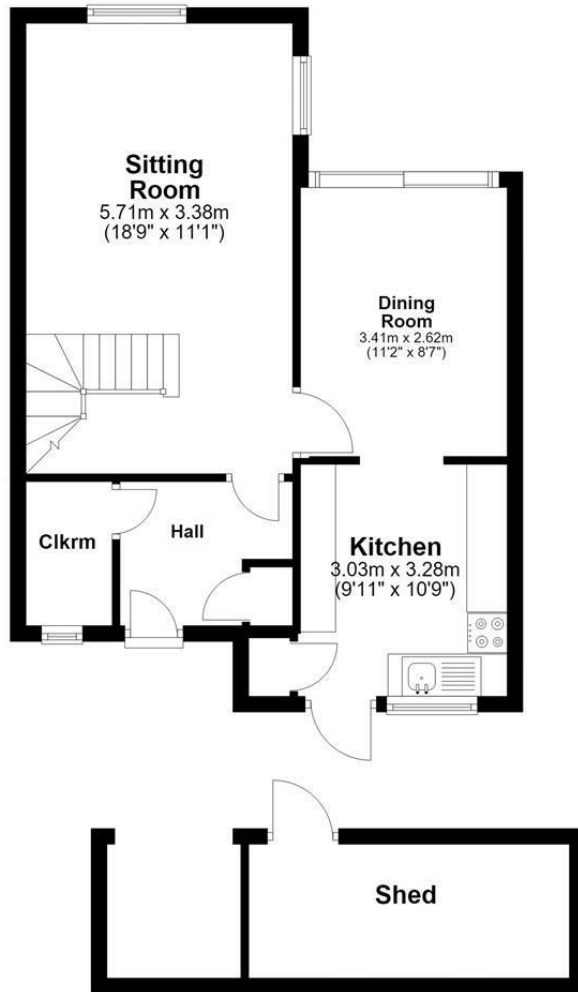
Council Tax Band : B

Mains water, drainage and electricity



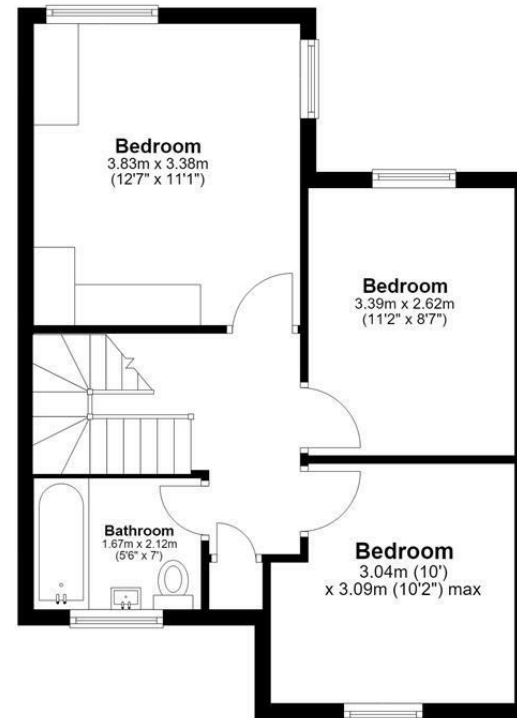
Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 97.4 sq. metres (1048.2 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.