



📍 11 Bristol Street, Malmesbury, SN16 0AY

🏷️ Guide Price £300,000

A three storey Grade II listed townhouse conveniently located close to Malmesbury town centre and local amenities.

- Three Bedroom
- Grade II listed
- Close to amenities

🏡 Freehold

🏠 EPC Rating



A three storey Grade II listed townhouse conveniently located close to Malmesbury town centre and local amenities.

The ground floor includes a sitting room with fireplace and wood-burning stove, and an extended kitchen/dining room overlooking the garden. The first floor offers the main bedroom and bathroom, with two further bedrooms on the top floor.

Outside is a private, elevated rear garden laid to patio and lawn.

SITUATION

Conveniently located in the heart of this historic town, yet within a short distance of country walks and the picturesque River Avon. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately an hour.

PROPERTY INFORMATION

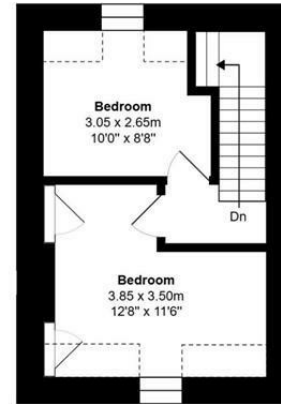
Tenure: Freehold

EPC Rating: D

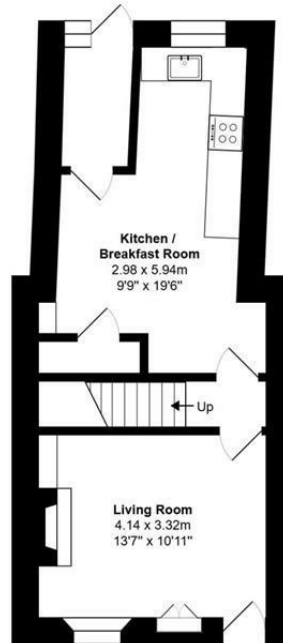
Council Tax Band: B

Mains water, gas and drainage.

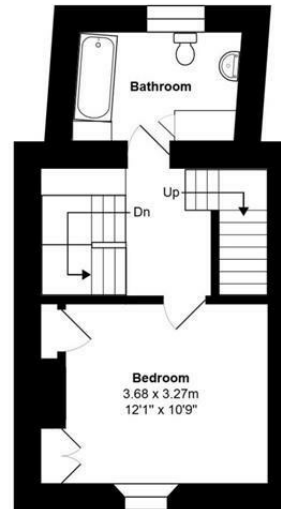




Second Floor



Ground Floor



First Floor

Total Area: 95.3 m² ... 1026 ft²

All measurements are approximate and for display purposes only

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.