



3 Anthony Close, Sherston, Malmesbury, Wiltshire, SN16 0NR

End of terrace modern bungalow
Sought-after village
Easy level walking distance to many amenities
1 double bedroom
Updated bathroom
Kitchen and living room
Communal gardens
Parking available



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £195,000

Approximately 561 sq.ft

‘Situated close to the High Street and many amenities,
an updated modern bungalow with communal
gardens and parking’



The Property

This end of terrace bungalow is set within a small close of similar, purpose-built homes which have an outstanding position within the sought-after Cotswold village of Sherston overlooking the neighbouring church and within easy level walking distance of the High Street and many amenities. The property has been updated recently with a new bathroom, carpets and doors. The practical accommodation comprises an entrance hall, living room, fitted kitchen, large double bedroom, and bathroom while there is an additional versatile room. The property has the benefit of communal gardens and parking within the close.

Situation

The beautiful, ancient and much sought after village of Sherston with its broad High Street and historic stone houses is set in an Area of Outstanding Natural Beauty conveniently

located on the edge of the Cotswolds. Sherston has a thriving community and offers many facilities, including a church, popular primary school, doctors surgery, Co-op shop and post office, coffee shops, hairdresser, Indian restaurant, garden centre and the highly regarded 16th century Rattlebone Inn, with its excellent food and friendly atmosphere. The facilities and amenities in Sherston more than adequately provide for everyday need with a whole host of societies and clubs meeting on a regular basis offering entertainment and social events for young and old alike. Schooling locally is second to none, with very good state and independent schools providing transport to and from the village on a daily basis. Close by are the market towns of Malmesbury and Tetbury which are both approximately 5 miles away. Malmesbury is reputed to be the oldest Borough in the country dating back to the 11th Century. Both towns offer a wider range of shops, services, schooling and leisure facilities. There are main line stations to London-Paddington at Kemble

(14 miles) and Chippenham (12 miles) whilst Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing convenient access to Bath, Bristol and Swindon.

Additional Information

The property is Freehold with electric heating, mains drainage, water and electricity. There is a service charge for the communal areas of £323.53 p/a. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile coverage. Wiltshire Council Tax Band B.

Directions

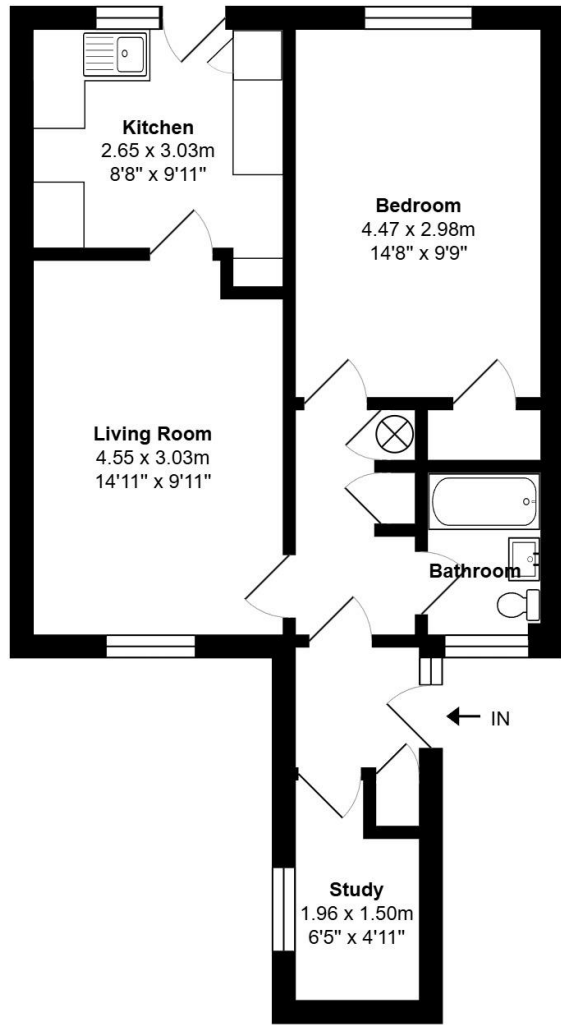
From the High Street, head east towards Malmesbury and after the church, take the left hand turn onto Sandpits Lane then

immediately turn left and left again into Anthony Close.

Postcode SN16 0NR

What3words: ///apples.universe.doubt





Ground Floor

Total Area: 52.1 m² ... 561 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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