





📍 21 Orwell Close, Malmesbury, SN16 9UB

🏠 Guide Price £285,000

A three bedroom semi detached family home with potential to update and modernise.

- Semi Detached Family Home
- Requires Updating & Redecorating
- Three Bedrooms
- Two Reception Rooms
- Spacious Kitchen
- Popular Cul De Sac
- Enclosed Rear Garden
- Garage & Driveway
- No Onward Chain
- Potential To Extend STPP

🏡 Freehold

🏠 EPC Rating D





Offered for sale with no onward chain this three bedroom semi detached family home stands in a popular cul de sac setting allowing easy access to all local amenities.

The property would now benefit from cosmetic updating and modernisation, offering an excellent opportunity for buyers to refurbish and personalise to their own specification as well as offering the potential to extend the footprint to a larger dwelling, subject to planning permission. The interior comprises an entrance porch, sitting room, dining room and kitchen. There are three bedrooms and a bathroom on the first floor.

Externally the enclosed rear garden is laid to lawn with a driveway to the front approaching a detached single garage.

### SITUATION

The property stands in a delightful cul de sac setting allowing easy access to the town and all local amenities. 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: C

Council Tax Band : C

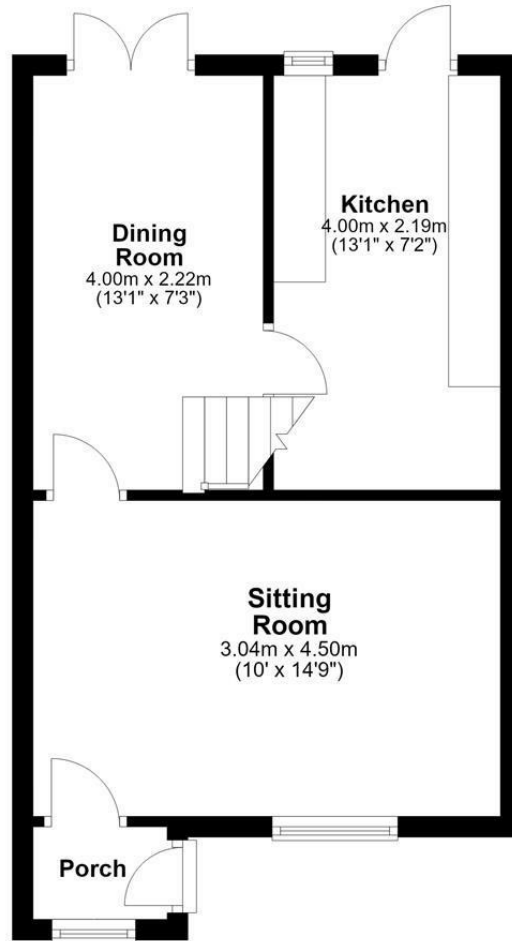
Mains water, gas and electricity





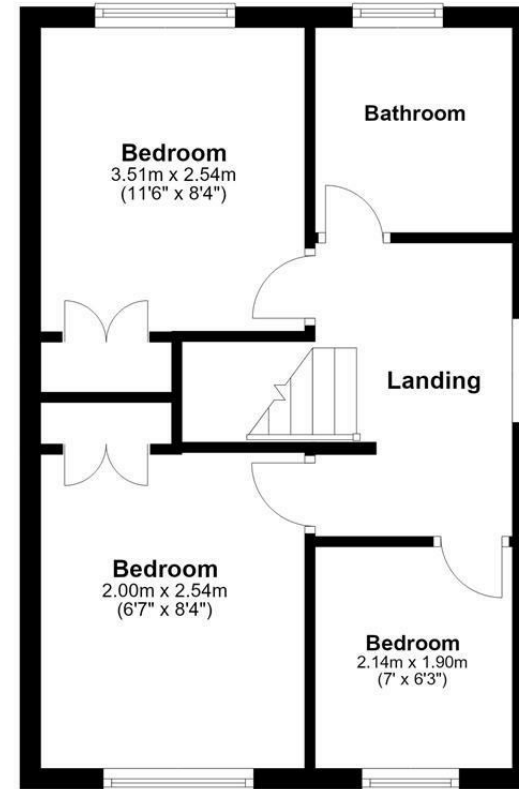
## Ground Floor

Approx. 32.2 sq. metres (346.1 sq. feet)  
(excluding Porch)



## First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



Total area: approx. 64.6 sq. metres (695.3 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.