



📍 29 Elmer Close, Malmesbury, SN16 9UE

🏠 Guide Price £200,000

An immaculately presented two bedroom first floor maisonette with own rear garden and parking for two cars.

- First Floor Maisonette
- Two Bedrooms
- Immaculately Presented
- Recently Re-Decorated + New Carpets Throughout
- Fitted Kitchen with Appliances
- Bathroom with Shower
- Paved Rear Garden + Storage Shed
- Off Road Parking For Two Cars
- Sought After Location
- No Onward Chain

🏠 Leasehold - Share of Freehold

🏠 EPC Rating C



An immaculately presented two-bedroom first-floor maisonette, forming part of this modern detached property comprising just three other dwellings. Accessed via a communal entrance hallway with stairs leading to the first-floor landing, the property has been thoughtfully refurbished by the current owners to create a stylish and comfortable living space.

The accommodation briefly comprises an entrance hallway, a bright and spacious sitting room, and a fitted kitchen complete with integrated oven and hob, washing machine, and extractor fan. There are two bedrooms and a modern bathroom featuring an over-bath shower. Externally, the property benefits from two allocated parking spaces to the rear, a low-maintenance paved garden and a useful storage shed.

SITUATION

The property stands in a delightful 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. 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: Leasehold with a 999 year lease and a 1/4 share of the freehold- there is a monthly management charge of £45

EPC Rating: C

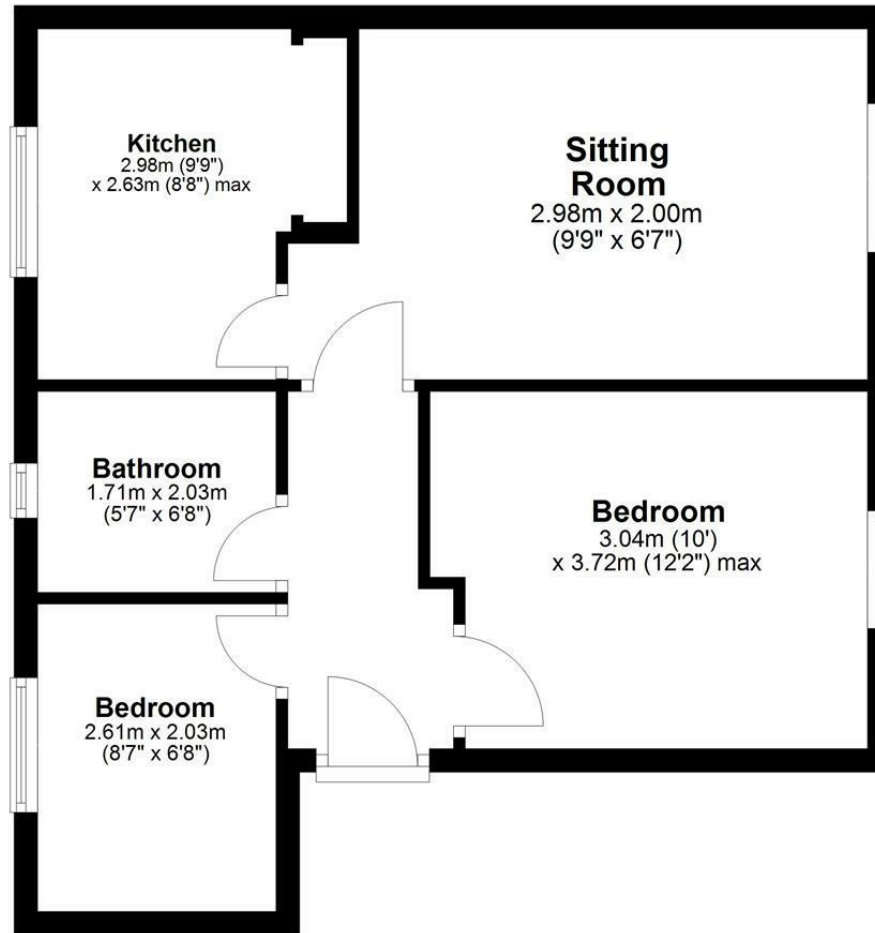
Council Tax Band : A

Mains water, gas, drainage and electricity



Ground Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 45.9 sq. metres (494.5 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.