



📍 52 Corn Gastons, Malmesbury, Wiltshire, SN16 0DR

🏠 Guide Price £275,000

A three bedroom semi detached family home set on an established plot, conveniently located for the town, secondary school and all local amenities.

- Semi Detached Family Home
- Three Bedrooms
- Double Aspect Sitting Room
- Open Plan Kitchen/Dining Room +Utility
- Convenient For Secondary School
- Large Established Garden
- Good Sized Corner Plot
- Off Road Parking To Front & Side
- Popular Location
- No Onward Chain

🏡 Freehold

📊 EPC Rating D



A tastefully presented three bedroom semi detached family home set amid delightful gardens, on a bold corner plot and is 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 spacious open plan kitchen/dining room and useful utility room. There are three good-sized bedrooms and a family bathroom on the first floor. Externally the large rear garden is predominantly laid to lawn and is enclosed by a fenced boundary. A gravel driveway to the front and side provides off road parking for three cars.

### **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

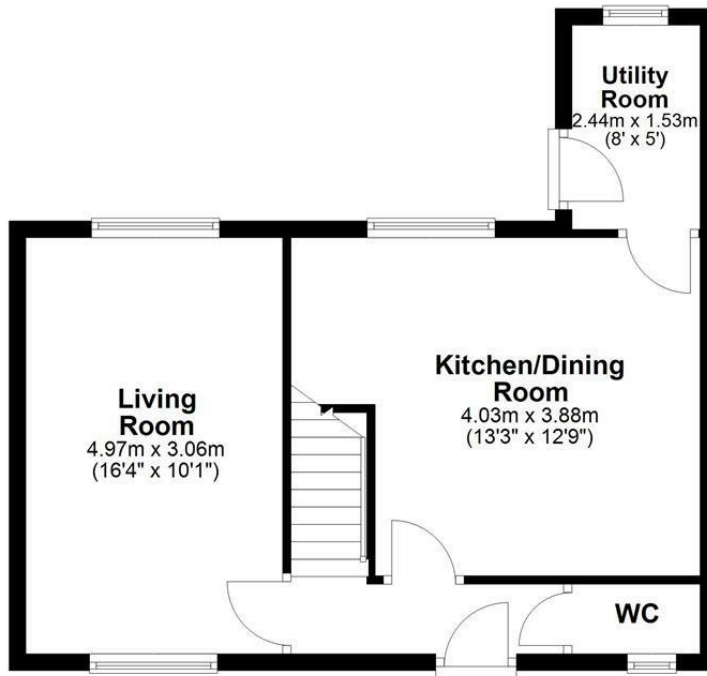
Council Tax Band : C

Mains water, drainage, gas and electricity



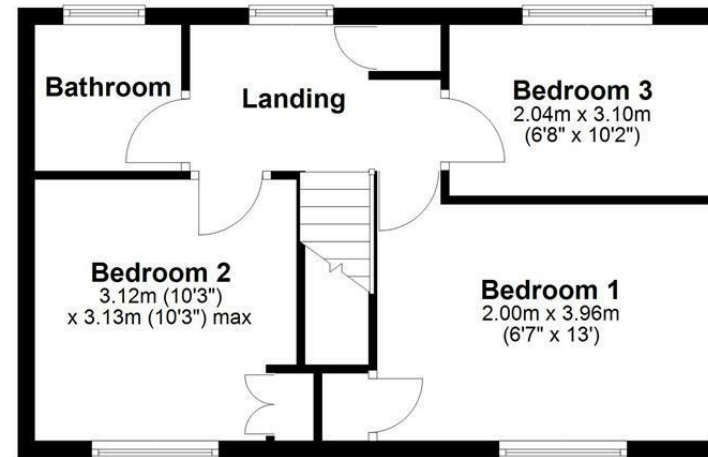
## Ground Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



## First Floor

Approx. 39.9 sq. metres (430.0 sq. feet)



Total area: approx. 83.8 sq. metres (901.7 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.