BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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86 Parklands, Malmesbury

Price Guide £195,000

Semi-detached family home (916 sq ft) occupying a generous corner plot in need of modernisation.
Non-standard construction.

Three bedrooms, family bathroom. Entrance porch, downstairs WC, sitting room, dining room, kitchen.
Outside store, further outbuildings and summerhouse.
NO ONWARD CHAIN.







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The Property
Lovingly owned by the same family for nearly 60 years, this 3 bedroom semi-detached home now offers an exciting opportunity for modernisation and improvement. The property provides excellent potential, with scope for extension or reconfiguration (subject to the usual consents). Non-standard construction. The accommodation comprises an entrance porch leading to an inner hallway, sitting room, dining room, kitchen and downstairs WC. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from front, rear and side gardens, ample parking on the gated driveway, outside store, additional outbuildings and a summerhouse, all set within the generous corner plot.

General
Electricity and water connected. An immersion heater supplies hot water and there is an electric hot air heating system. Council Tax Band A - £1754.82 payable for 2026/27. EPC rating Band E - 43.

Malmesbury
Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 0QJ
At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here turn right and proceed down Gloucester Road until the roundabout. Here turn left into Park Road continuing into Old Alexander Road and shortly after the play area, take the first left turn into Parklands and the house is the first property on the right (denoted by our For Sale board).



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.