

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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11 Bonners Close, Malmesbury

Price Guide £295,000

Well-presented semi-detached property (608 sq ft) sitting on a generous corner plot

2 bedrooms, family bathroom. Kitchen/breakfast room, entrance lobby, living room.

Terraced rear garden. Driveway parking for 2 vehicles.

CHAIN FREE



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The Property

A well-presented semi-detached two-bedroom home, set in an elevated cul-de-sac position on the popular Reeds Farm estate. The accommodation comprises an entrance lobby leading into a comfortable living room with staircase leading up to two bedrooms and a family bathroom. The bright kitchen/breakfast room has a door opening onto the easily maintained, fully enclosed, well-stocked terraced garden extending to the rear and side, enjoying a sunny south west facing aspect. The property further benefits from driveway parking for two vehicles.

General

All mains connected. The gas boiler supplies central heating and hot water. UPVC double-glazed windows. Council Tax Band C - £2,227.77 payable for 2025/26. EPC rating C -75.

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 9UF

Proceed to the top of Malmesbury High Street, bear left and continue to the Triangle. Here, turn right proceed down Gloucester Road, over the first roundabout and at the second roundabout branch right onto the Reeds Farm Estate. Turn left into Webb's Way and take the first right into Bonners Close. Continue up the hill and the property can be found on your left.



Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice