JAMES PYLE &CO.

38 Barley Close, Malmesbury, Wiltshire, SN16 0EF

Modern terraced house
Views over the River Avon and water meadows
Conveniently positioned south of the High Street
Recently refurbished and redecorated
New fitted kitchen
3 bedrooms
Living room and heated conservatory
Rear garden with views
No onward chain

JAMES PYLE &Co.

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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £285,000

Approximately 945 sq.ft

‘Positioned close to the High Street with views over the River Avon water meadows, a recently refurbished modern terraced home’

The Property

This modern terraced home is situated with views over the River Avon and in a convenient location close to Malmesbury High Street and many amenities. The property has been recently upgraded with all new flooring throughout and a new kitchen, making it an ideal starter home or investment ready to move into.

The light and bright accommodation extends to around 945 sq.ft. The ground floor has excellent built-in storage and comprises a front living room, fitted kitchen, rear heated conservatory, and WC. Upstairs, the accommodation has been reconfigured to provide two double bedrooms and a third single bedroom/office. The bathroom has a shower over the bath.

Steps lead down from the close to access the property where there is a small front garden. The rear garden is easy to maintain and has views across the River Avon water meadow. Parking is available within the close.

Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of Northwest Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants, and there is a new Aldi, Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

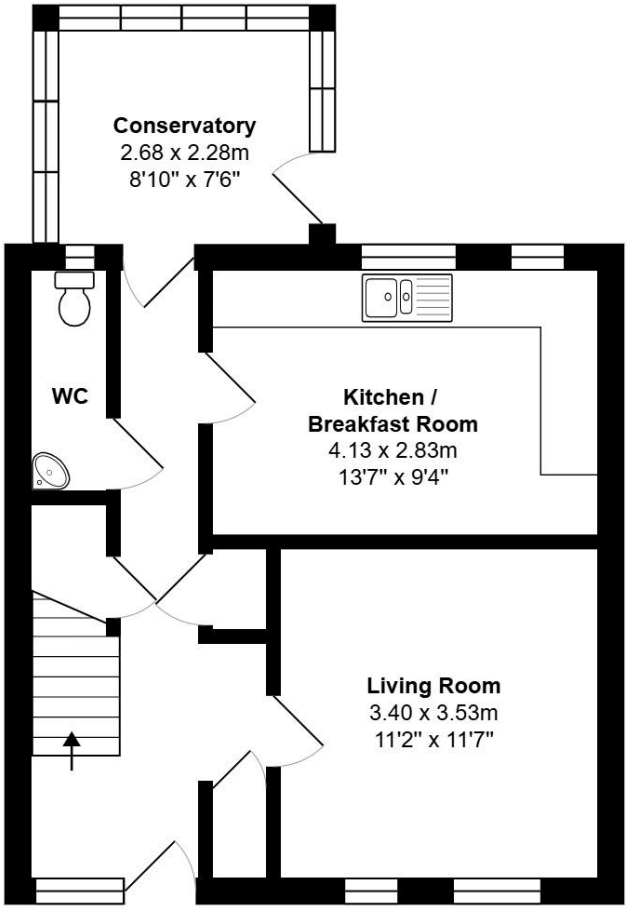
Additional Information

The property is Freehold with electric heating, mains drainage, and water. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile coverage. Wiltshire Council Tax Band C.

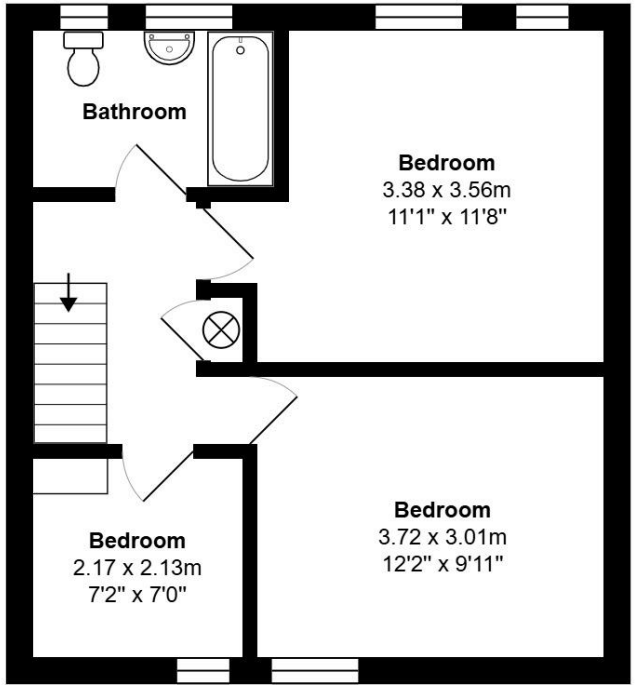
Directions

From the centre of town, follow the High Street south down the hill. Pass over the bridge and the traffic lights to take the next right into Burton Hill. Then bear right into Barley Close and locate the property in the right-hand corner.

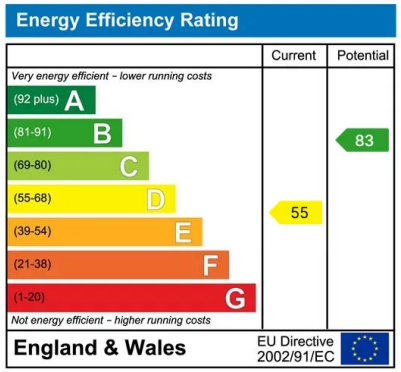
Postcode SN16 0EF
What3words: ///belief.slowness.bonds



Ground Floor



First Floor



Total Area: 87.8 m² ... 945 ft²

All measurements are approximate and for display purposes only

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