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5 Park Road, Malmesbury, Wiltshire, SN16 0BX

Guide Price £295,000

On the market for the first time in forty years, a 1970's two bedroom semi detached bungalow with incredible potential to modernise & extend.

- Semi Detached Bungalow
- Incredible Potential to Modernise & Redesign
- Scope For Extension STPP
- Two Bedrooms
- Sitting Room With Fireplace
- Large Overgrown Garden
- Garage & Driveway Parking
- Sought After Location
- Backs Onto The River
- No Onward Chain

Freehold

EPC Rating D

An opportunity to purchase a 1970's two bedroom semi detached bungalow which requires internal redecoration and modernisation together with the potential to extend the current footprint to a larger dwelling, subject to the usual planning consents. The bungalow comes to the market for the first time in over forty years and stands in a popular location allowing easy access into the town and all local amenities. The internal accommodation comprises an entrance hallway, a spacious sitting room with fireplace, two bedrooms and a bathroom. Externally the large rear garden, which is currently overgrown backs onto the river, in a delightful setting. A driveway to the side leads down to a single garage.

## SITUATION

The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complemented by modern shopping and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, a Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. 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 one hour.

## PROPERTY INFORMATION

Tenure: Freehold

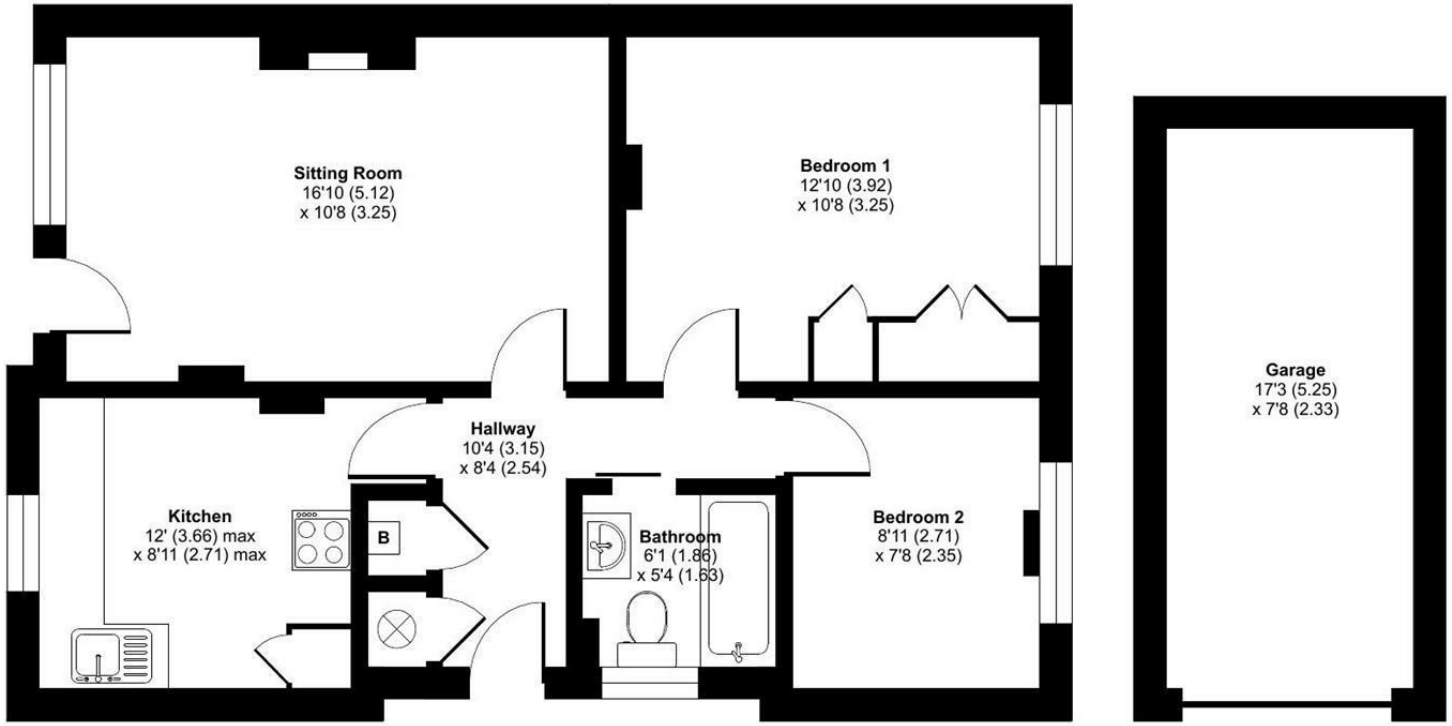
EPC Rating: D

Council Tax Band C

Mains Electric, Gas, Water & Drainage

# Park Road, Malmesbury, SN16

Approximate Area = 606 sq ft / 56.3 sq m
Garage = 132 sq ft / 12.3 sq m
Total = 738 sq ft / 68.6 sq m
For identification only - Not to scale




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1503703

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