



📍 12a Barley Close, Malmesbury, Wiltshire, SN16 0EF

🏠 Guide Price £290,000

A well presented three bedroom end-terraced home with a level, south west facing garden, conveniently located for access into the town and all local amenities.

- Three Bedrooms
- Kitchen/Breakfast Room
- Large Bright Sitting Room
- Enclosed Rear Garden
- Gas Central Heating

🏡 Freehold

🏠 EPC Rating D



A well presented three bedroom end-terrace home located in a cul-de-sac setting. The property opens into a bright and welcoming living room, with a separate kitchen to the rear overlooking the enclosed garden.

Upstairs features two double bedrooms, a third room ideal as a nursery or home office, and a bathroom fitted with a white suite.

The rear garden is fully enclosed and benefits from pedestrian gate access, offering a secure and practical outdoor space.

A great opportunity for first-time buyers, small families, or investors with no onward chain seeking a well located home in Malmesbury.

### **SITUATION**

Conveniently located in the heart of this historic town, yet within a short distance of country walks and the picturesque River Avon. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented 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, including 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 an hour.

### **PROPERTY INFORMATION**

Tenure: Freehold

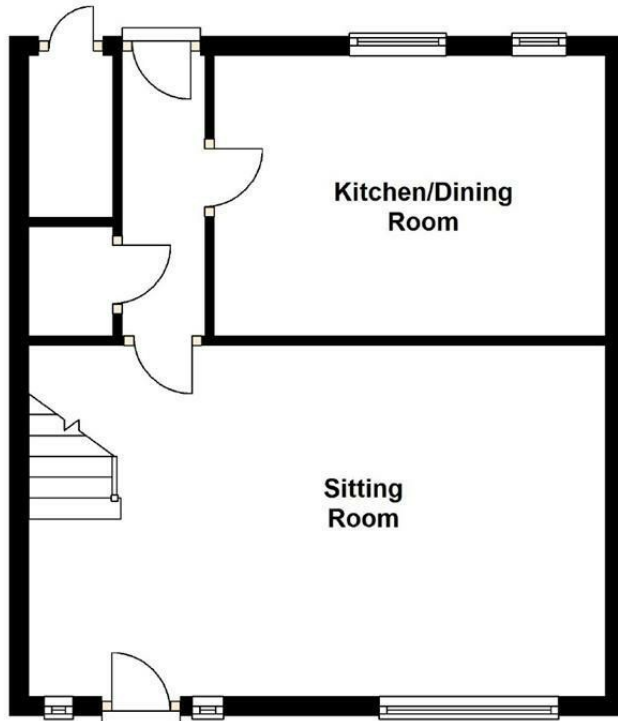
EPC Rating: D

Council Tax Band: C

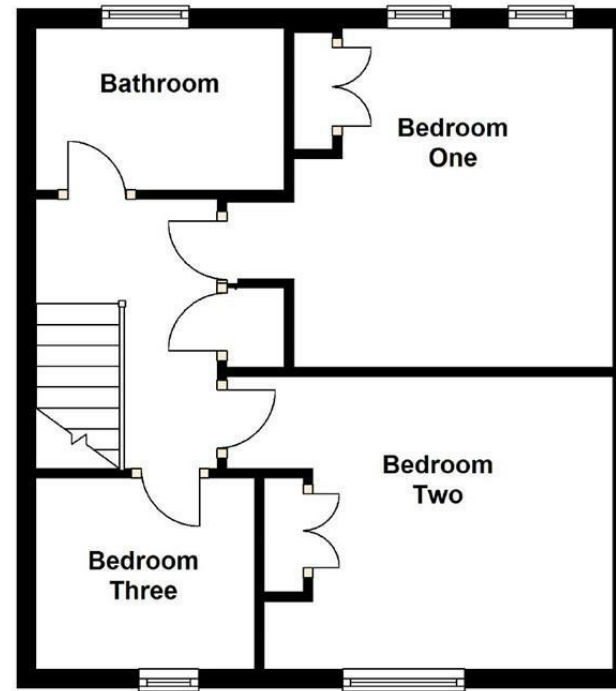
Mains water, drainage and gas central heating.



**Ground Floor**



**First Floor**



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