



📍 40 Gastons Road, Malmesbury, Wiltshire, SN16 0BE

🔗 £1,200 PCM

- TO LET
- WELL PRESENTED
- THREE BEDROOMS
- BRAND NEW BATHROOM & CLOAKROOM
- CLOSE TO AMENITIES
- POTENTIAL GARAGE STORE
- 1930'S SEMI DETACHED
- COUNCIL TAX BAND C
- UNFURNISHED
- AVAILABLE NOW



🏠 EPC Rating E

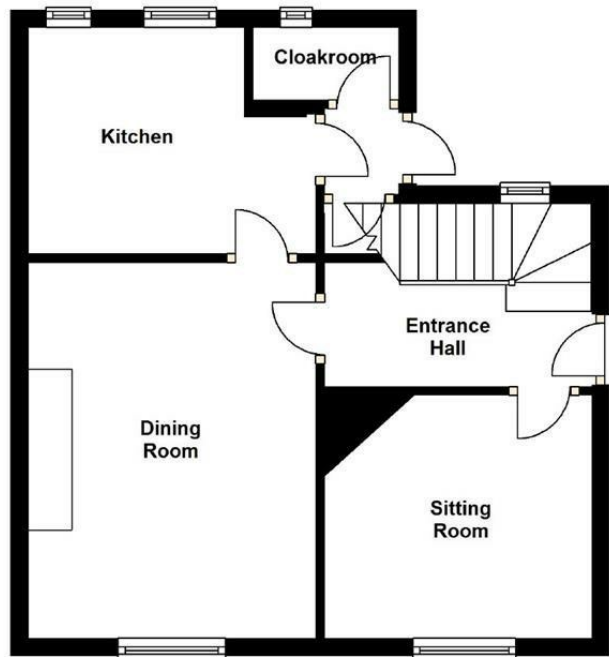


A well presented 1930's 3 bedroom semi detached house located within walking distance of the high street and local amenities. Accommodation comprises entrance hall, cloakroom, living room with feature fireplace and back boiler which services the central heating system, dining room/snug with feature ornamental fireplace and a kitchen with oven and space for additional appliances. To the first floor are 2 double bedrooms, a good size single bedroom and bathroom with shower over the bath. The large rear garden is predominantly laid to lawn with garden shed, with the front garden enclosed by attractive stone wall. There is the potential use of the front section of the garage for storage available for an additional £25pcm. Further benefits include gas central heating from the back boiler, and double glazed windows. Available Now, unfurnished, £1200pcm, or £1225pcm with garage store.



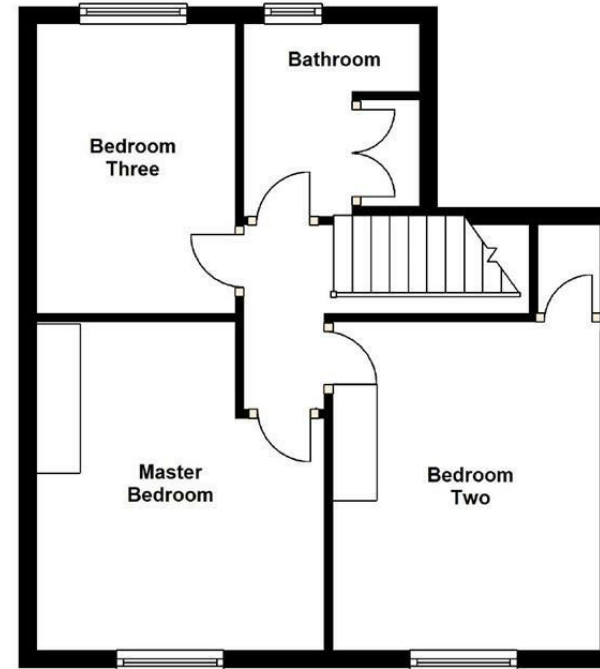
Ground Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 76.5 sq. metres (823.6 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.