



📍 11 Bristol Street, Malmesbury, SN16 0AY

🏠 Guide Price £285,000

A three storey Grade II listed townhouse conveniently located close to Malmesbury town centre and local amenities.

- Period Town House
- Three Bedrooms
- Interior Arranged Over Three Floors
- Sitting Room With Wood Burning Stove
- Open Plan Kitchen/Breakfast Room
- Grade II Listed
- Enclosed Rear Garden
- Heart Of The Town
- Opportunity To Modernise
- No Onward Chain

🏡 Freehold

🏠 EPC Rating



A three storey Grade II listed townhouse conveniently located in the heart of Malmesbury town centre and local amenities. The ground floor comprises a living room featuring an open fireplace with wood-burning stove and a spacious open plan kitchen/dining room overlooking the garden. There is a bedroom and bathroom on the first floor with stairs rising to the second floor with two further bedrooms. An enclosed garden extends to the rear of the cottage.

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

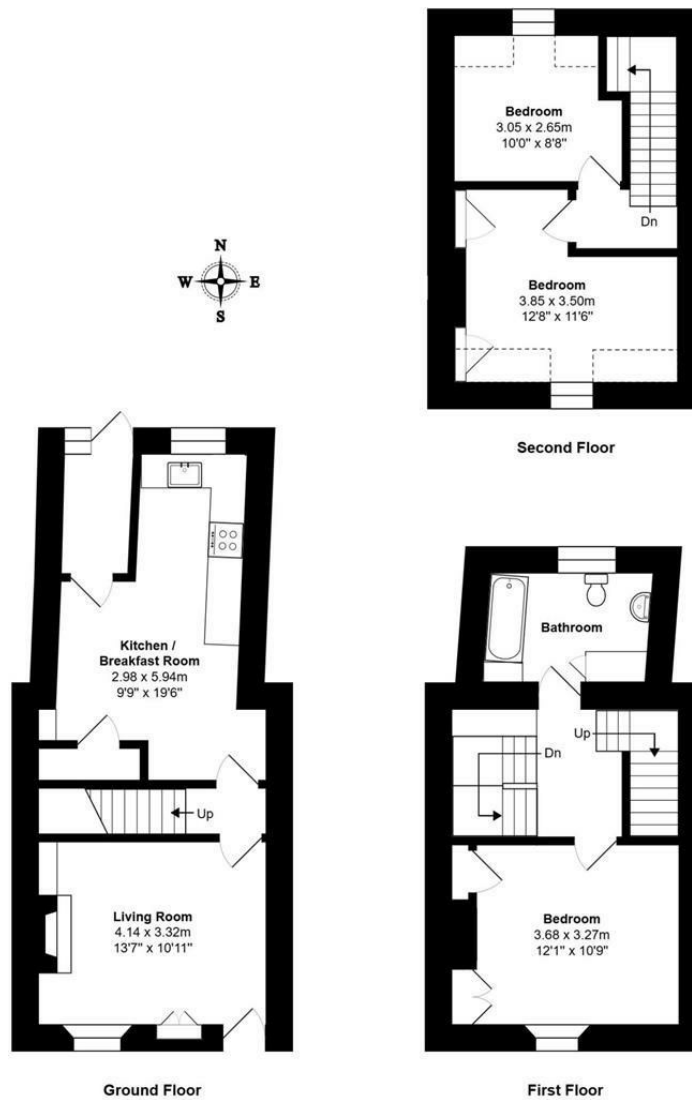
Tenure: Freehold

EPC Rating: D

Council Tax Band: B

Mains water, gas and drainage.





Total Area: 95.3 m² ... 1026 ft²
All measurements are approximate and for display purposes only

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.