

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 46B High Street, Malmesbury

Price Guide £195,000

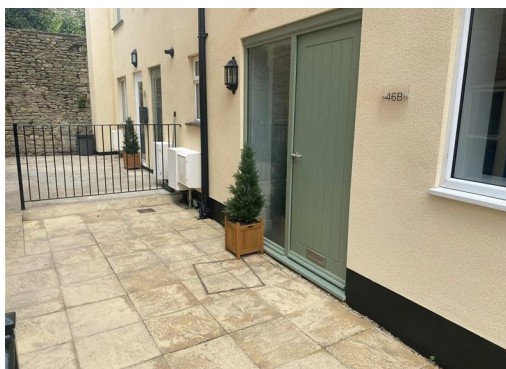
Cottage-style property (592 sq ft), tucked away just off the High Street, with easy access to the town's amenities.

2 bedrooms, bathroom.

Fabulous open plan kitchen/dining/sitting room.

West facing courtyard garden.

CHAIN FREE



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# 46B High Street, Malmesbury

## The Property

Formerly part of a Victorian warehouse dating back to 1887, the building has been converted over recent years into three individual, cottage-style freehold houses with courtyard gardens. Each is now offered for sale, with no chain.

Accessed via a charming private alleyway directly off the High Street, the attractively rendered properties are tucked away in the heart of this sought-after town.

Ideally suited to a first-time buyer, someone seeking to downsize to a peaceful and easy-to-maintain house, or indeed someone looking for a market-town second home, the properties have all been recently redecorated and are in excellent condition.

## The Accommodation

The front door opens into the fabulous open plan living space with white fronted kitchen units, free standing electric cooker with 4 ring hob, integrated fridge/freezer and space for washer drier. Upstairs are two bedrooms and a bathroom with white suite.

Outside is a west facing courtyard area offering a blank canvas to create a stylish outdoor haven.

## General

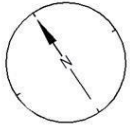
All mains are connected. The combination gas boiler provides central heating and hot water. UPVC double glazed windows are fitted throughout. Council Tax band B - £1,949.31 payable for 2025/26. EPC rating band C - 77.

## Malmesbury

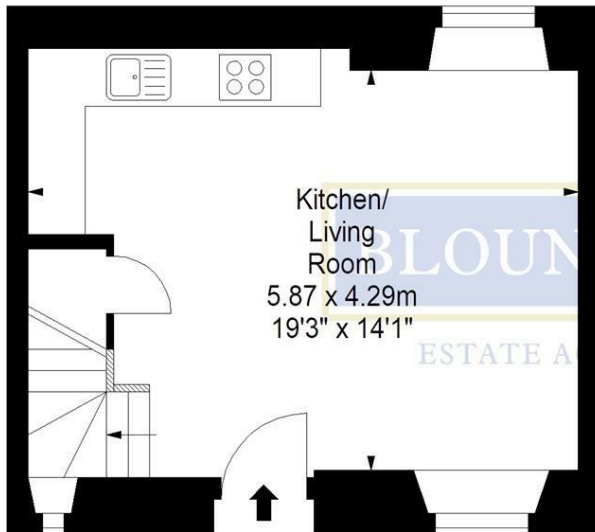
Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

## Directions to SN16 9AT

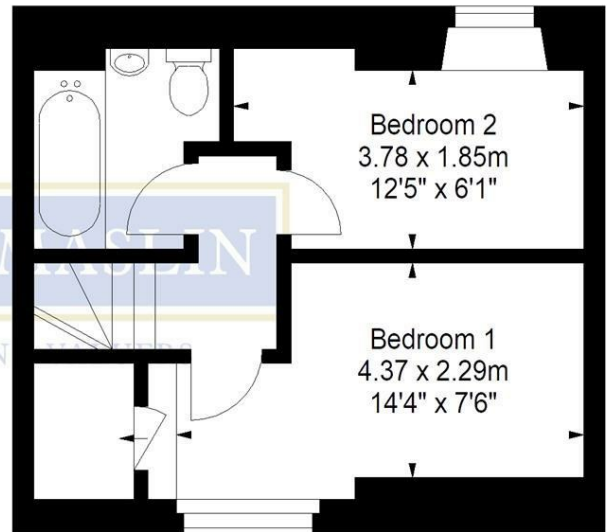
From the Blount & Maslin office, head up the High Street and take the alleyway just after Gable House. what3words: rises.bead.reassured



**Approx. Gross Internal House Area \***  
**55.00 M<sup>2</sup> - 592 Ft<sup>2</sup>**



**Ground Floor**



**First Floor**

**Illustration For Identification Purposes Only. Not To Scale**

**\* As Defined by RICS - Code of Measuring Practice**