

A two-story stone house with a grey tiled roof and a paved driveway. The house has a white door and several windows. A wooden fence runs along the side of the property. The sky is blue with some clouds.

hunter  
french

4 Margery Holroyd Rise, Malmesbury, SN16 0DX

Conveniently situated, this modern three-bedroom home sits within a small cul-de-sac within walking distance of the historic town centre, both schools and local recreational amenities.

Margery Holroyd Rise is a modern and attractive development of homes understood to have been built-in 2006. This semi-detached home offers thoughtfully arranged accommodation over three floors, reaching approximately 824sq.ft, and further benefits from a south facing rear garden and off-street parking. The property offers a great opportunity for a spacious first home or would make an ideal investment.

The accommodation is entered via a welcoming entrance hallway with stairs rising to the upper floors and a cloakroom with a W.C and wash basin. Positioned at the front of the property is the fitted kitchen, offering a range of wall and base units with laminated worktops and tiled splashbacks, creating a practical and functional cooking space. Integrated appliances include a double oven, gas hob and a dishwasher. There is also space and plumbing for a washing machine. Across the rear of the property is a spacious sitting/dining room, which benefits from excellent natural light from a side window and two sets of French doors opening directly onto the south-facing garden, seamlessly connecting indoor and outdoor living.

On the first floor are two bedrooms, including a single bedroom to the front of the property and a generous double to the rear, with two windows overlooking the garden. Both are served by a well-appointed family bathroom comprising a bath with shower over, wash basin and WC, complemented by attractive tiling and laminate wood-effect flooring.

The second floor is dedicated to a second double bedroom, providing a sense of privacy and generous proportions. This room benefits from laminate wood-effect flooring, Velux windows, and access to useful eaves storage and a built-in wardrobe. There are far-reaching views over treetops from this room.

Externally, the rear garden enjoys a south-facing aspect, with a combination of lawn and patio areas, ideal for outdoor dining and family use. A timber shed provides additional storage, and there is convenient side access leading to the front of the property.

We understand the property is connected to mains gas, electricity, water and drainage. Council Tax Band D (Cotswold District Council). Freehold.

EPC Rating: C (74)



Malmesbury is a beautiful, historic market town situated on the southern edge of The Cotswolds. The charming town centre town has a wide array of independent shops, pubs and restaurants including a Waitrose store and a weekly artisan farmers market. The two primary schools are highly regarded, and the secondary school has been rated outstanding in its most recent Ofsted report.

Communication links are excellent with the M4 motorway (J17) to the south linking to major cities including London, Bristol and Swindon. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

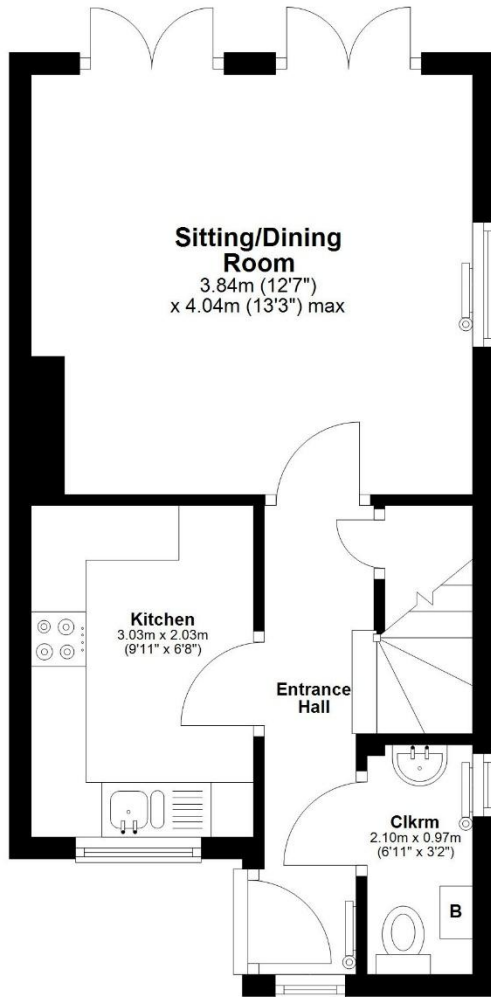
**Please note: In accordance with Anti-Money Laundering regulations, all purchasers are required to undergo identity verification checks once an offer has been accepted. A non-refundable fee of £12 per transaction applies for these AML checks and covers all purchasers.**

## Guide Price £350,000



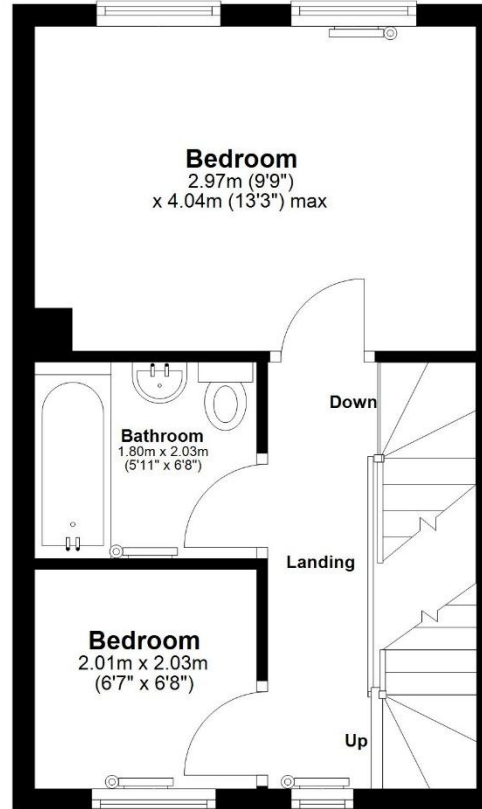
## Ground Floor

Approx. 30.6 sq. metres (329.8 sq. feet)



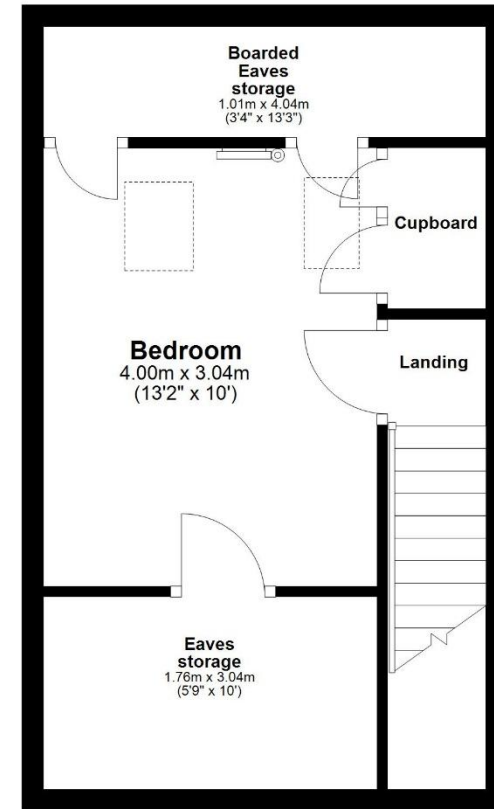
## First Floor

Approx. 28.2 sq. metres (303.0 sq. feet)



## Second Floor

Approx. 17.8 sq. metres (191.9 sq. feet)  
(excluding Boarded Eaves storage, Eaves storage)



Total area: approx. 76.6 sq. metres (824.7 sq. feet)