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60 Avenue De Gien, Malmesbury, Wiltshire, SN16 9GY

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Guide Price £395,000

A modern and thoughtfully designed four bedroom town house with a tasefully presented interior arranged over three floors.

- Attractive Town House
- Interior Over Three Floors
- Tastefully Presented & Recently Redecorated Throughout
- Four Double Bedrooms
- Family Bathroom + En Suite Shower Room
- Kitchen With Integrated Appliances + Granite Work Surfaces
- Enclosed South Facing Garden
- Garage & Driveway
- Popular Cul De Sac Setting
- No Onward Chain

Freehold

EPC Rating C









Built in 2007, this well-presented four-bedroom townhouse has accommodation arranged over three floors and situated within a cul de sac setting of similar style properties.

The versatile accommodation has recently been professionally redecorated throughout and comprises an entrance hall with cloakroom, a fitted kitchen complimented by granite work surfaces and a range of integrated appliances to include a built-in double oven, hob, fridge/freezer and dishwasher.

On the first floor, the principal bedroom benefits from built-in wardrobes and an en-suite shower room, with a further double bedroom. Stairs from the landing lead up to the second floor, which provides two additional good-sized double bedrooms and a family bathroom.

Outside, the property benefits from an enclosed, south-facing rear garden, predominantly laid to lawn and designed for ease of maintenance. A door from the garden provides direct access to a good-sized single garage with power and lighting. A driveway to the front of the garage provides an additional off-street parking space.

SITUATION
Located on the northern edge of this historic town and within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty 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 1 hour.

PROPERTY INFORMATION
Tenure: Freehold

EPC Rating: C

Council Tax Band D

Mains Electric, Gas, Water & Drainage









Total area: approx. 110.8 sq. metres (1192.2 sq. feet)

This plan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

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 firms 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.

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