BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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46A High Street, Malmesbury

Price Guide £195,000

End of terrace cottage-style property (551 sq ft), tucked away just off the High Street, with easy access to the town's amenities.

2 bedrooms, bathroom.
Spacious kitchen/living room.
West facing courtyard garden.
CHAIN FREE

46A 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.

General

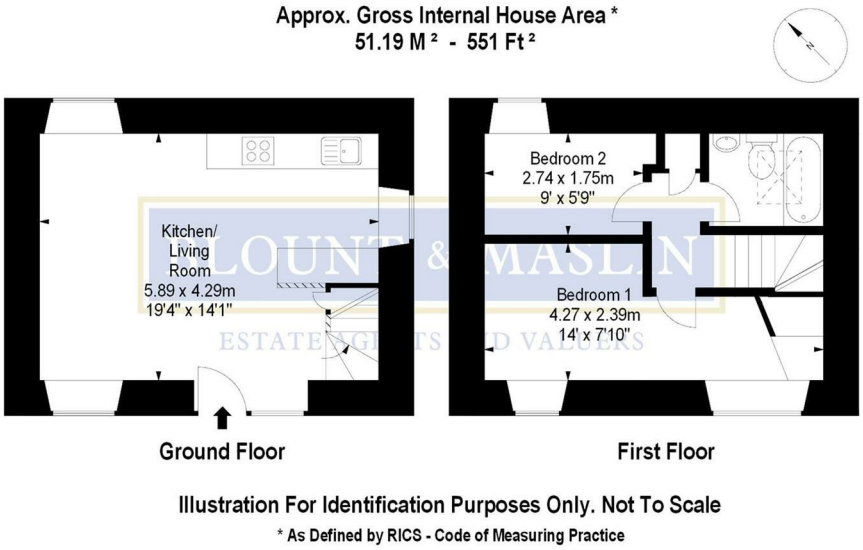
All mains are connected. The combination gas boiler provides central heating and hot water. UPVC double glazed windows are fitted throughout. Council Tax band B - £2047.29 payable for 2026/27 EPC rating band C -77.

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



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.