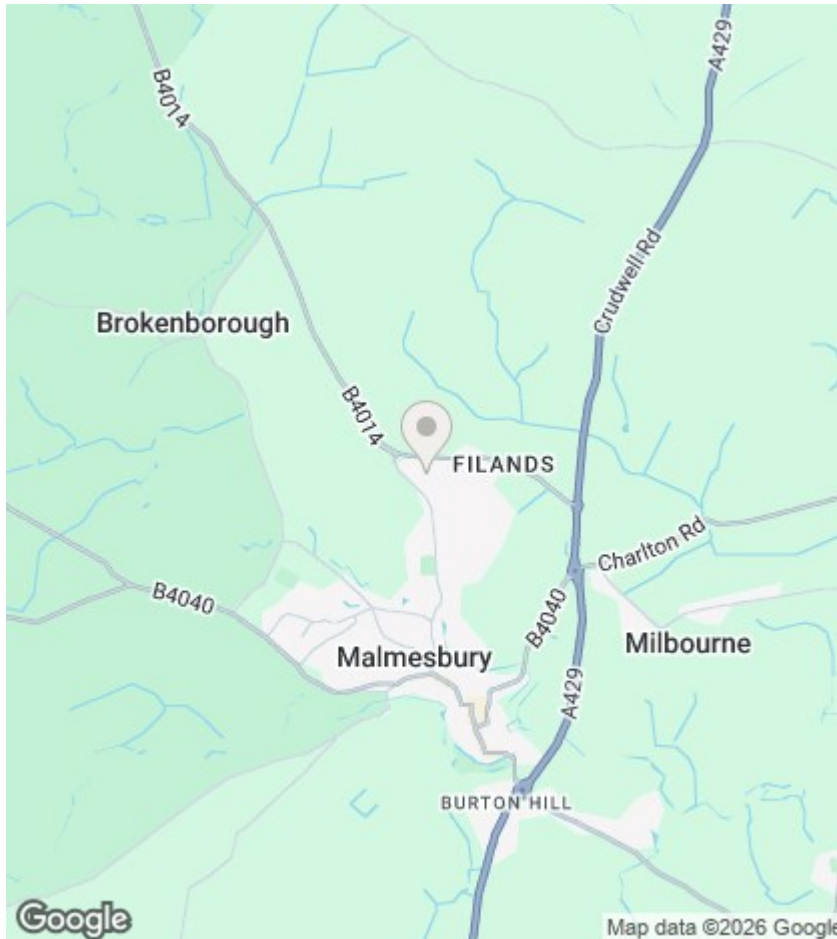




45 Avenue De Gien, Malmesbury, SN16 9GX

Offers Over £375,000

- Four Double Bedroom Family Home
- Fantastic Location
- Downstairs Cloakroom
- Single Garage with Parking In Front
- NO ONWARD CHAIN
- Situated Over Three Floors
- Two Bathrooms
- Enclosed Rear Garden with Access to Garage



Directions

Viewings

Viewings by arrangement only. Call 01249 466999 to make an appointment.

Council Tax Band:

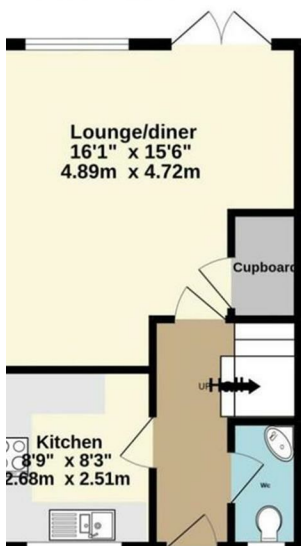
D

EPC Rating:

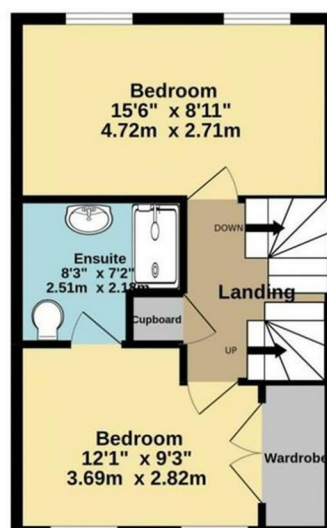
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

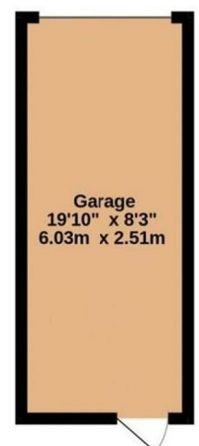
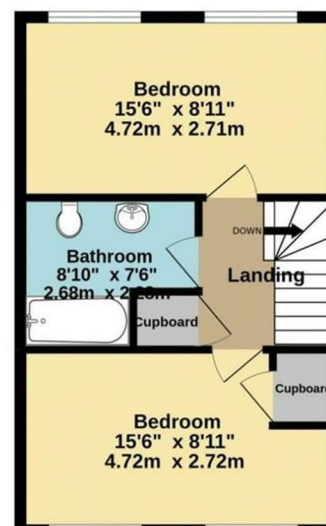
Ground Floor
548 sq.ft. (50.9 sq.m.) approx.



1st Floor
392 sq.ft. (36.4 sq.m.) approx.



2nd Floor
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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