

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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34 Burnham Road, Malmesbury

Price Guide £315,000

A hidden gem in the heart of the town, this well presented modern two-bedroom home, built in the mid-1990s, offers the rare opportunity to acquire a property with both a garage and driveway parking, all within easy level walking distance of the town centre.



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34 Burnham Road,

Property

The current owner has thoughtfully enhanced this property, creating a fabulous open-plan kitchen/dining room with a refitted kitchen and French doors opening directly onto the rear garden. The result is a bright and welcoming space, perfectly suited to modern living, everyday family life and entertaining. Further improvements include replacement uPVC double-glazed windows and doors throughout, together with a contemporary bathroom.

Outside, the property's appeal continues with a delightful enclosed rear garden enjoying a desirable southerly aspect and a high degree of privacy. Enclosed by attractive stone walls and enhanced by a variety of established plants and shrubs, the garden provides a peaceful and secluded retreat, ideal for outdoor dining, relaxation and entertaining.

Rarely does a property offer such an attractive combination of town-centre convenience, private outdoor space, a garage and driveway parking. A true gem, this exceptional home is sure to appeal to first-time buyers, downsizers and investors alike.

General

All mains are connected. The gas fired combination boiler in the kitchen supplies central heating and hot water. Council Tax band C - £2,339.76 payable for 2026/27. EPC rating: C - 71.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. 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 0BH

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here take the third exit into St Mary's Street and continue through The Horsefair and into Burnham Road. After the Hudson Road turning, number 34 will be found on your left, denoted by our 'For Sale' board.

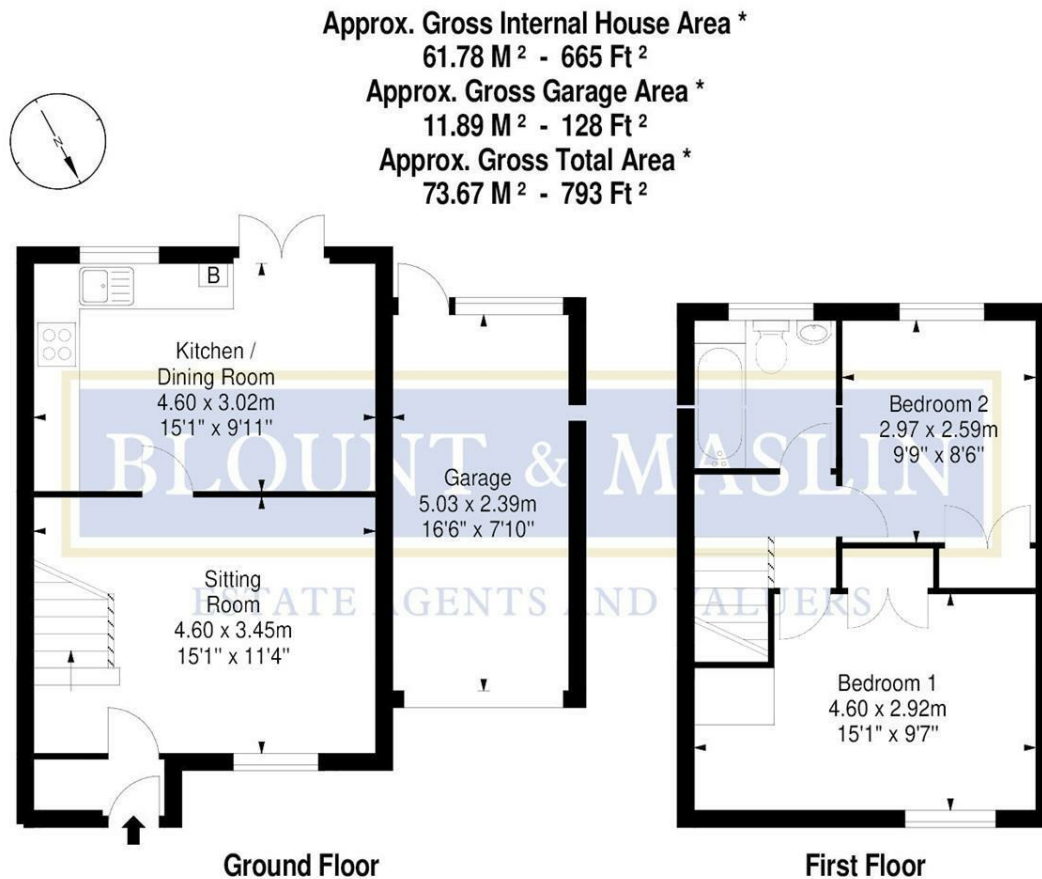


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice