



JAMES PYLE & CO.



5 Wortheys Close, Malmesbury, Wiltshire, SN16 9UD

Terraced modern house
Perfect first home or investment
2 bedrooms
Living room and conservatory
Low maintenance garden
Walking distance to town centre
Private off-street parking
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £280,000

Approximately 750 sq.ft

‘This 2 bedroom modern house is located within the popular Reeds Farm development with easy access to the town centre and local amenities’



The Property

This modern terraced house is an ideal first home or investment, situated within the popular Reed Farms development of Malmesbury within walking distance to the town centre. The property is available with no onward chain. The accommodation is well-presented arranged over two floors and extending in all to 750 sq.ft.

The ground floor entrance hall leads through to the good-sized living room with gas fireplace and off is the kitchen/dining room with a range of fitted units and built in appliances. The kitchen leads through to a modern conservatory with French doors to the garden. On the first floor there is a large principal bedroom and a second single room beside a modern family bathroom.

To the rear there is a courtyard garden which is laid for low maintenance and is fully enclosed. On the right hand side of the terrace, there is private driveway belonging to number 5 providing off-street parking plus a convenient path leading to the garden for rear access.

Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Aldi, Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary

and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

Additional Information

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. Superfast broadband is available and there is excellent mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band C.

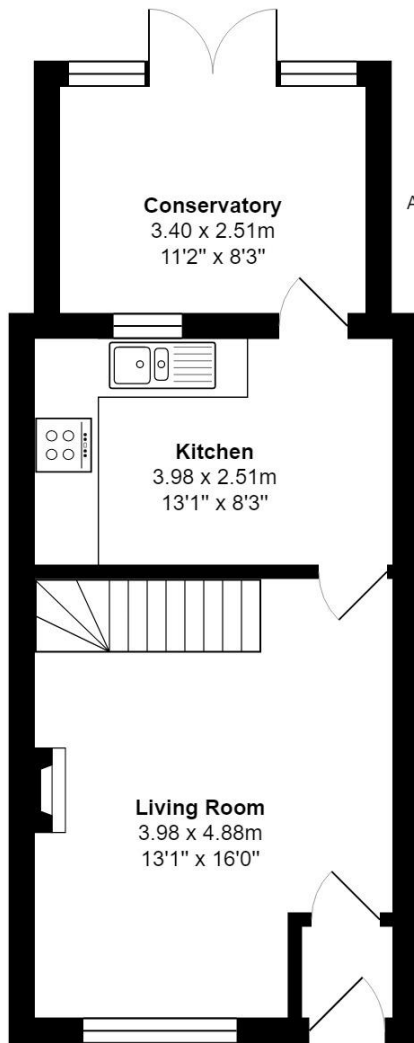
Directions

From the centre of Malmesbury head in the Tetbury direction and on the Co-op supermarket take the third exit off the roundabout into Reeds Farm. Proceed along the road bearing left onto Webbs Way then take the third right hand turn into Worthys Close. Locate the property on the left hand side.

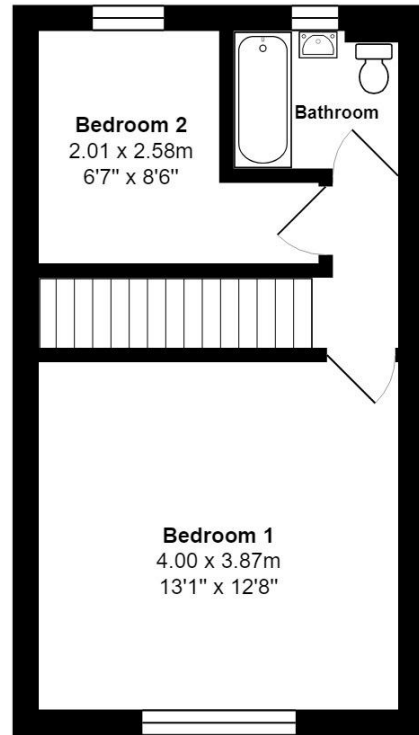
Postcode: SN16 9UD

What3words: ///possible.grace.diver





Total Area: 69.7 m² ... 750 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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