



JAMES PYLE & CO



8 Park Road, Malmesbury, Wiltshire, SN16 0BX

Mid-terraced modern house
Convenient location close to amenities
3 bedrooms
Kitchen open plan to the dining room
Living room and conservatory
Easy to maintain south-west garden
Garage and parking
No onward chain



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jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £325,000

Approximately 860 sq.ft excluding garage

‘Set within a convenient position close to the towns amenities plus countryside walks, a terraced 3 bedroom house with garage and parking’



The Property

This terraced modern house is situated within a very convenient and desirable location close to Malmesbury town amenities and also accessible to lovely countryside walks. The accommodation extends to around 860 sq.ft. and is accompanied by the excellent advantage of a garage, parking and sunny low-maintenance garden.

The ground floor opens to an entrance lobby, WC off and a front reception room with stairs leading up. The living room opens to the dining room which is open plan to the kitchen. A rear conservatory overlooks the garden. Upstairs, there are three bedrooms plus a family bathroom.

The south-west facing garden is laid as a courtyard style with two patio terraces,

raised stone borders, and is fully enclosed by timber fencing. A rear pedestrian gate leads to the parking space in front of the garage.

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 are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. The garage is located beneath a coach house for which there is a peppercorn rental payment. Wiltshire Council Tax Band D.

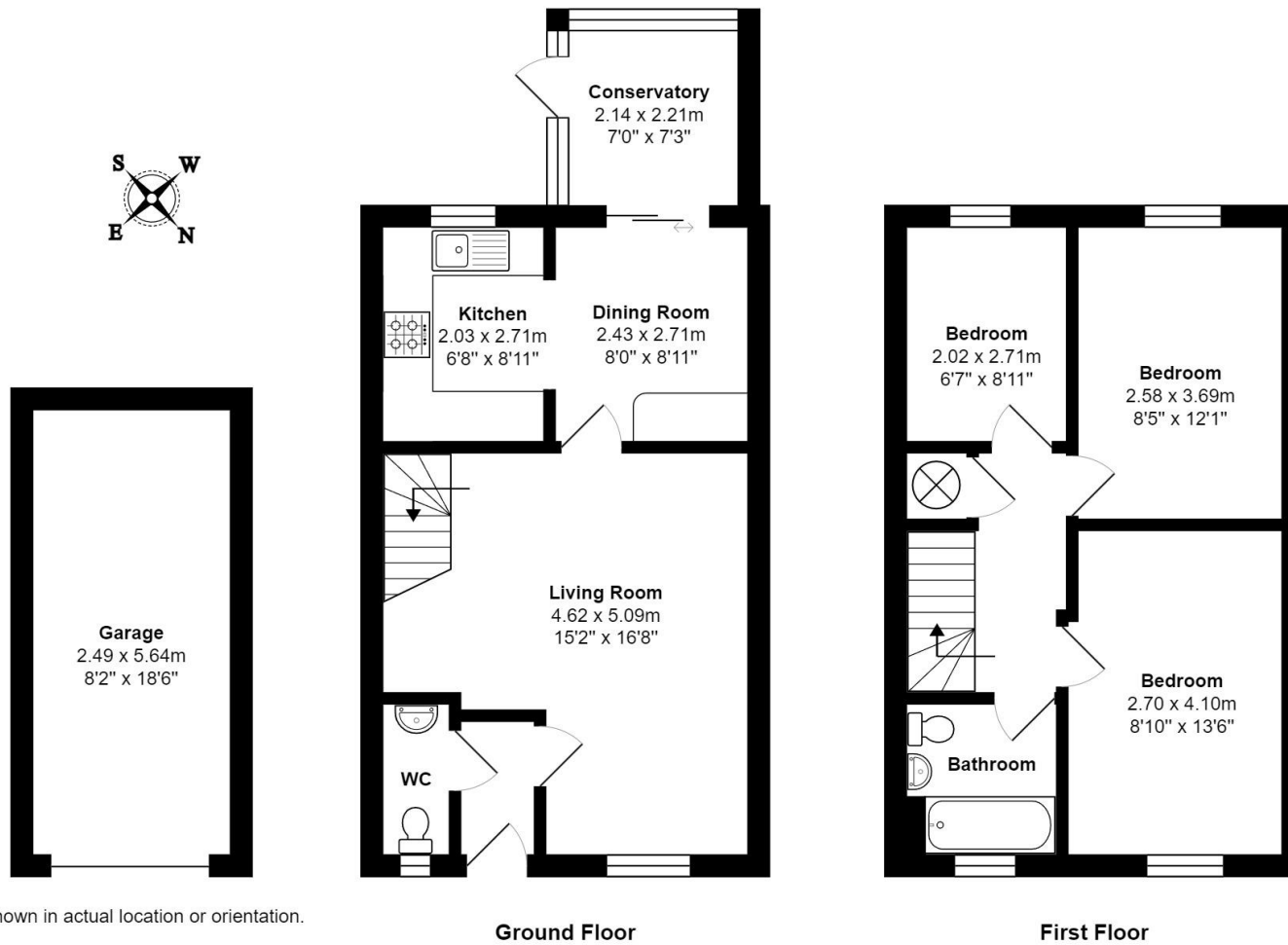
Directions

From Gloucester Road, turn left at the mini roundabout onto Park Road. Follow the road up the hill then take the second right into Park Road. Locate the property on the left hand side.

Postcode SN16 0BX

What3words: ///moth.claw.profit





Not shown in actual location or orientation.



Total Area: 79.9 m² ... 860 ft² (excluding garage)

All measurements are approximate and for display purposes only

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