



3 Old Alexander Road, Malmesbury, Wiltshire, SN16 0DT

Semi-detached modern house  
Excellent scope to extend and remodel  
3 bedrooms  
Kitchen/dining room  
Living room with fireplace  
Impressive 115ft garden  
Generous driveway and garage  
Close to amenities and schools



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £375,000**

Approximately 1,079 sq.ft

‘Boasting an impressive 115ft mature garden, this semi-detached modern house presents excellent scope to extend and is conveniently located close to schools’



## The Property

This semi-detached modern house occupies a convenient location near to an array of amenities including schools whilst boasting a very impressive large rear garden. Built in 1963, the property is available to the market for the first time in over 40 years and offers the next owners fantastic scope to extend and remodel. In recent years, a new oil-fired boiler was installed and hot water cylinder alongside re-felting of the roof. The accommodation is arranged over two floors extending to around 1,079 sq.ft.

The ground floor opens to a front entrance hall with living room adjoining. The living room features fitted storage and a wood-burning stove within a fireplace. The kitchen/dining room is arranged at the rear overlooking the garden with patio doors. A side door opens to a useful boot room, utility room, WC and accesses the garage. On the first floor there

are two double bedrooms and a single bedroom. The bathroom has been refitted as a shower room.

A generous driveway sets the property back from the road and provides ample private parking leading up to the garage. The rear garden is a fantastic addition and a rare find for a town property extending to some 115ft. The garden has been landscaped with a decked seating area and various lawns interspersed with fruit trees, vegetable patches and flower beds, plus a greenhouse.

## 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 oil fired 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 D.

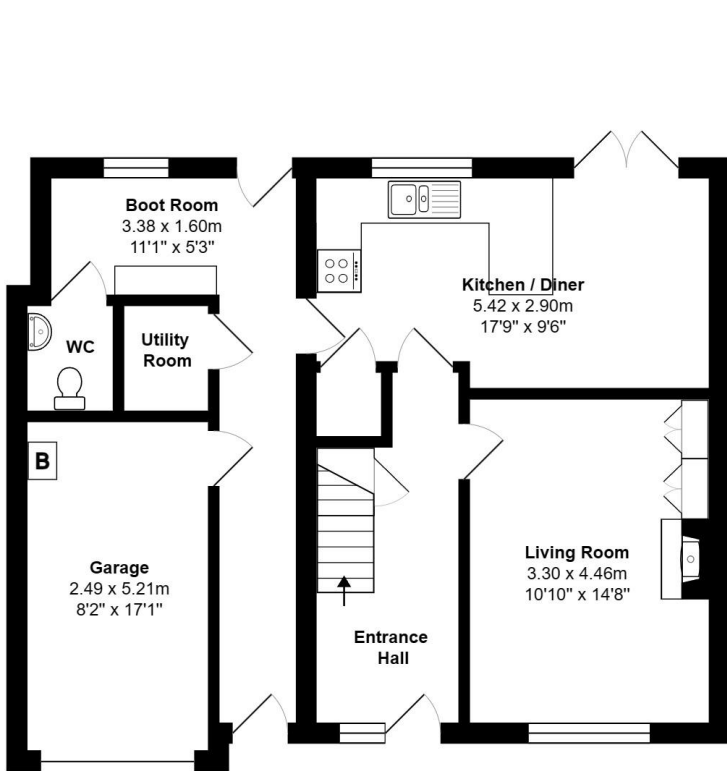
## Directions

From Gloucester Road, turn left at the mini roundabout onto Park Road. Follow the road up the hill onto Old Alexander Road and locate the property on the right hand side.

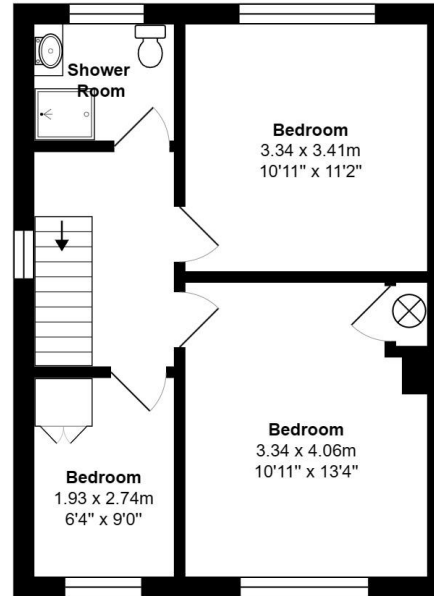
Postcode SN16 0DT

What3words [///fantastic.glance.swift](https://www.what3words.com/what3words/fantastic.glance.swift)





**Ground Floor**



**First Floor**

Total Area: 100.2 m<sup>2</sup> ... 1079 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

**COTSWOLD & COUNTY** (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

**LONDON** (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577