





📍 7 Hollybush Close, Acton Turville, Badminton, GL9 1JJ

🏠 £325,000

Ideally positioned in the corner of a quiet cul-de-sac, in the popular village of Acton Turville, is this well-presented three bedroom semi-detached house, which has been recently decorated, and benefits from a single garage and driveway. Offered with No Onward Chain.

- Three Bedroom Semi-Detached House
- Newly Decorated
- Sitting Room with French Doors
- Kitchen / Breakfast Room
- Two Double & One Single Bedroom
- Modern Fitted Bathroom
- Private Rear Garden
- Single Garage & Driveway
- No Onward Chain
- Quiet Cul-De-Sac, within Popular Village

🏡 Freehold

🏠 EPC Rating C





Hollybush Close is a small cul-de-sac, situated within the popular village of Acton Turville, both walking distance from the school and a short drive from the M4. This fantastic property is superbly positioned in a quiet corner, and has been newly redecorated, making it perfect for prospective buyers, who are looking for a property that is ready to move in to.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, kitchen / breakfast room, with newly appointed oven and washing machine, and large sitting room, with feature fireplace which could very easily be restored as a functioning fireplace / wood burner and French doors leading to the rear patio seating area. On the first floor are the three bedrooms, one of which benefits from fitted wardrobes, and two benefit from feature sky lights, and finally the accommodation is completed by the modern family bathroom.

Externally the property offers a private rear garden, split into a patio seating area, and predominant lawned area. There is a single garage and driveway parking to the front.

Offered with No Onward Chain.

#### **Situation**

Acton Turville is a small village a short distance from the famous Badminton Estate, some ten miles to the west of Malmesbury. The village has a primary school, pub, church, village shop / Post Office, a tennis court and playground. More extensive facilities are available in either Malmesbury or Chipping Sodbury, which lies a little further to the west. The village is also well situated for use of the M4 motorway (junct 18) giving easy access to Bristol and Swindon, whilst the A46 places Bath to the south and Stroud and the M5 motorway to the north, within easy reach. Main line rail links to London Paddington are available at nearby Chippenham and Bath Spa.

#### **Property Information**

Council Tax Band; C

Freehold

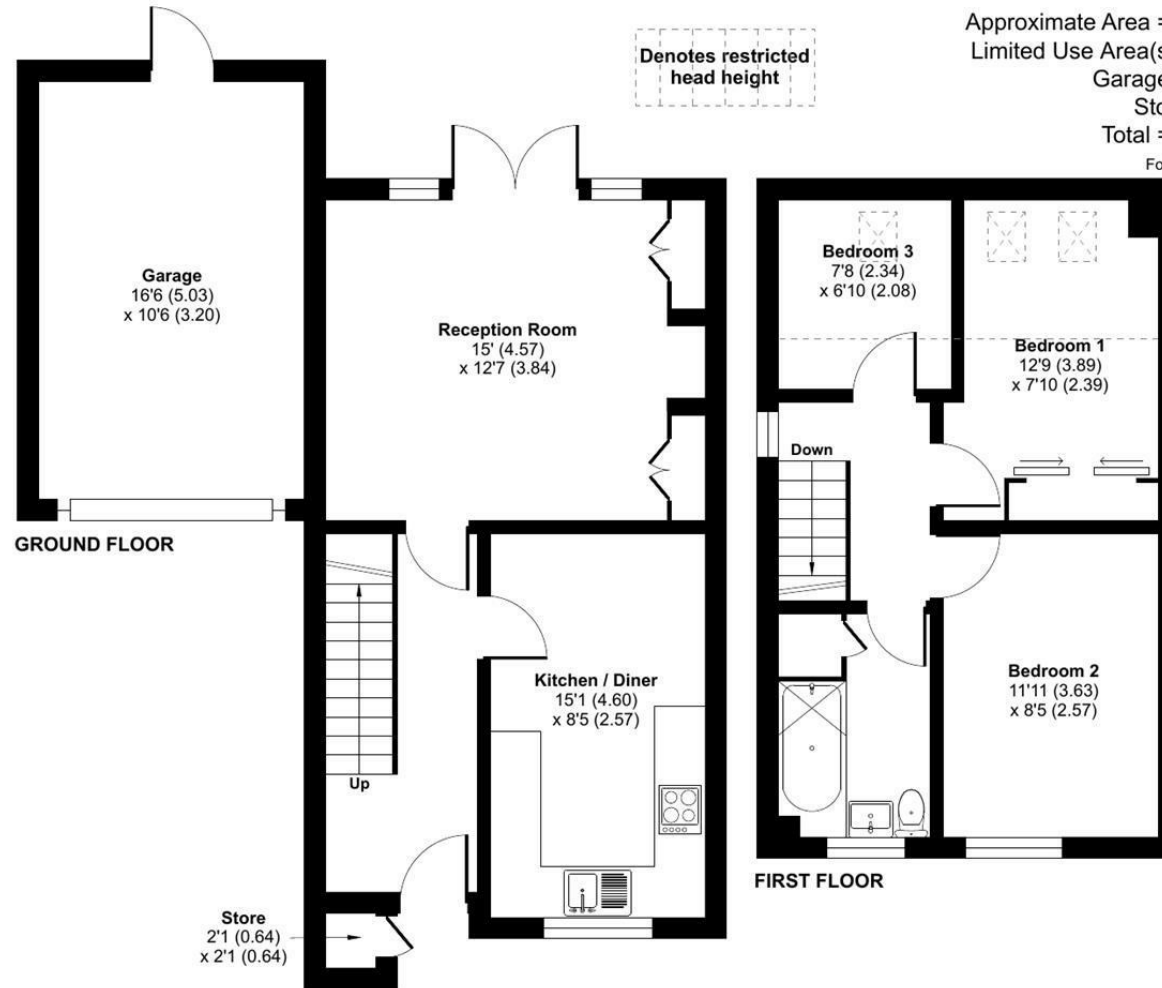
Mains Electricity, Water & Drainage

Oil Fired Central Heating

EPC Rating; C



# Hollybush Close, Acton Turville, Badminton, GL9



Approximate Area = 714 sq ft / 66.3 sq m  
 Limited Use Area(s) = 83 sq ft / 7.7 sq m  
 Garage = 173 sq ft / 16 sq m  
 Store = 4 sq ft / 0.3 sq m  
 Total = 974 sq ft / 90.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1095352

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



For further details 01249 652717  
 chippenham@strakers.co.uk

In branch | Online | On the move  
 strakers.co.uk