



📍 55 Loiret Crescent, Malmesbury, Wiltshire, SN16 9GW

🔗 Guide Price £335,000

A well presented three bedroom townhouse offers comfortable, modern living in a convenient residential location.

- Three bedroom
- Townhouse
- Main bedroom featuring ensuite and dressing area
- Two double bedrooms
- Modern family bathroom suite
- Updated kitchen

🏠 Freehold

🏠 EPC Rating C



Located in the historic town of Malmesbury, this well presented three bedroom townhouse offers comfortable and modern living.

The property features an updated kitchen finished in a contemporary style, along with a modern family bathroom fitted with a white suite. The spacious main bedroom benefits from its own dressing room and private ensuite, while two further double bedrooms provide additional accommodation.

A well-maintained home, ideal for buyers seeking a practical property in a convenient residential location within Malmesbury.

### **SITUATION**

Located on the northern edge of this historic town and within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 15 minutes.

### **PROPERTY INFORMATION**

Tenure: Freehold

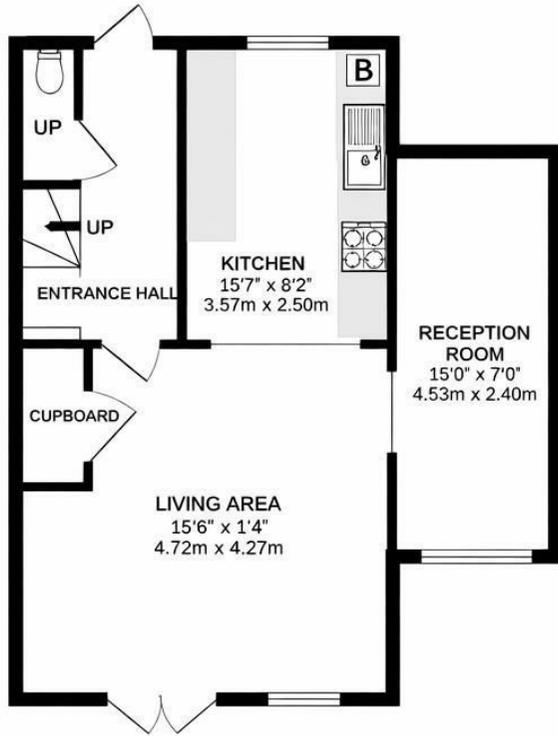
EPC Rating: C

Council Tax Band: D

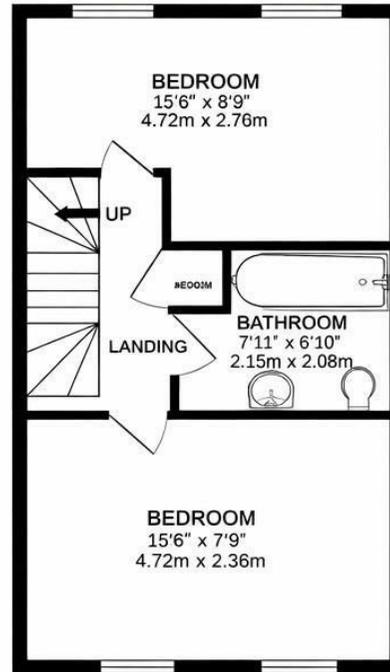
Mains water, gas and electricity.



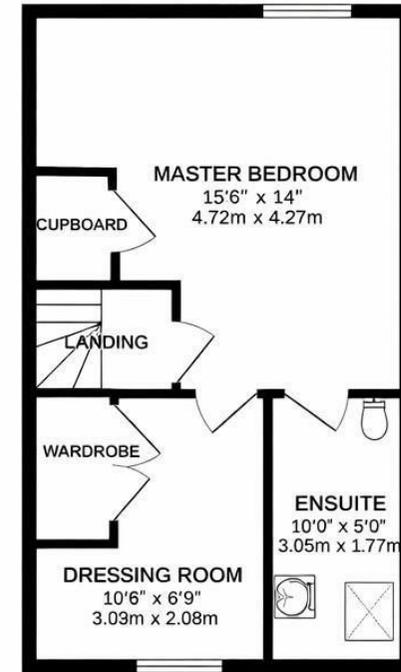
**GROUND FLOOR**  
525 sq.ft. (48.7 sq.m) approx.



**1ST FLOOR**  
398 sq.ft. (37.0 s.m) approx.



**2ND FLOOR**  
398 sq.ft. (37.0 sq.m) approx.



**TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m) approx.**

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.