



⑨ 57 Avenue De Gien, Malmesbury, Wiltshire, SN16 9GX

⌚ Guide Price £385,000

An attractive three bedroom town house with a beautifully presented interior arranged over three floors.

- Attractive Town House
- Interior Over Three Floors
- Delightful Conservatory
- Beautifully Presented Throughout
- Impressive Sitting Room
- Magnificent Master Bedroom Suite
- Two Further Double Bedrooms
- Family Bathroom + En Suite Shower Room
- Adjacent Garage With Power & Light
- Enclosed Rear Garden

❖ Freehold

⑩ EPC Rating C



**\*\*ATTRACTIVE TOWN HOUSE\*\*INTERIOR OVER THREE FLOORS \*\*IMPRESSIVE MASTER BEDROOM SUITE\*\*IMMACULATEDLY PRESENTED\*\*EASY TO MAINTAIN GARDEN\*\*GARAGE & DRIVEWAY TO SIDE**

An impressive, modern town house ideally situated just a short walk from the centre of Malmesbury. The property boasts well appointed, bright and light-filled accommodation arranged over three floors with three double bedrooms, an enclosed rear garden, off-street parking and a garage. On the ground floor the front door opens into an entrance hall with a cloakroom and stairs leading to the first floor. At the front of the property is a fitted kitchen with a range of wall and base units and built-in appliances. The sitting/dining room is situated at the rear of the property opening to a delightful double glazed conservatory with french doors leading out to the garden. On the first floor two bedrooms, both double in size with plenty of space for additional furniture. There is a bathroom in between the two rooms including a bath with a shower over. The second floor boasts a magnificent master bedroom suite which includes a dressing room with built in wardrobes and an en-suite shower room. Externally the enclosed, landscaped rear garden has been designed for low maintenance and is enclosed by an attractive walled and fenced boundary. A gate to the side of the garden opens a paved driveway approaching an attached single garage with power and light.

#### **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.

#### **PROPERTY INFORMATION**

Tenure: Freehold

Council Tax Band D

Mains Electric, Gas, Water & Drainage

EPC Rating: C



Disclaimers. These particulars, whilst believed to be accurate, do not 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.

Total area: approx. 118.4 sq. metres (1274.7 sq. feet)

