



📍 5 Gastons Road, Malmesbury, SN16 0BD

🏠 £375,000

An attractive 2 double bedroom grade II listed cottage with a large garden situated within a quiet road just a short walk from Malmesbury town centre.

- Attractive Period Cottage
- Grade II Listed
- Retains A Wealth of Character
- Circa 150ft Garden
- 2 Double Bedrooms
- No Onward Chain

🏠 Flying Freehold

🏠 EPC Rating E



An attractive 2 double bedroom grade II listed period cottage situated in a popular road within a short walk of the historic town centre of Malmesbury. The property benefits from a circa 150ft rear garden including a home office, garden shed and greenhouse.

The cottage has been tastefully updated in recent years and retains many original features. The accommodation on the ground floor comprises a beautifully refitted kitchen with a range of integrated appliances and Belfast sink. A doorway leads through to the sitting/dining room which has built in bench seating and a wood burning stove. Stairs lead to the first floor where there is a double bedroom and large family bathroom. On the top floor is the second double bedroom with vaulted ceilings and exposed beams. Externally the property benefits from having a garden office with electricity and broadband connection. There is an option to rent a parking space nearby.

The property is offered for sale with NO ONWARD CHAIN.

Situation

The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market 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 an hour.

Property Information

Tenure: Freehold

EPC Rating: E (Potential to improve to B)

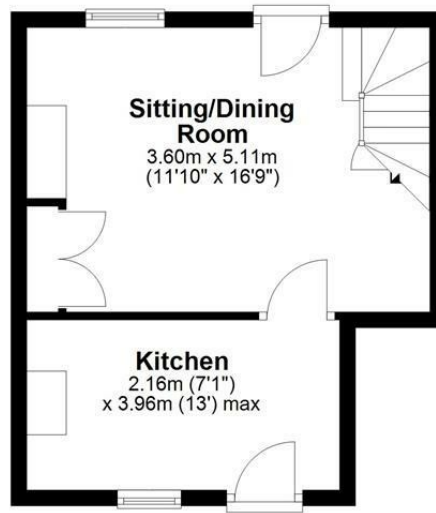
Council Tax Band: D

Mains water, gas and drainage.



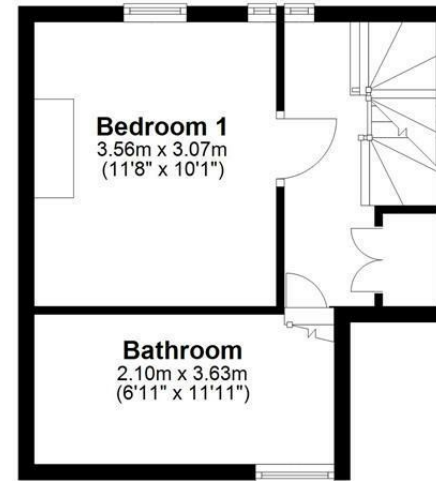
Ground Floor

Approx. 27.4 sq. metres (294.4 sq. feet)



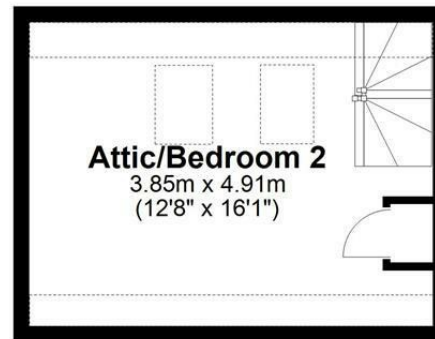
First Floor

Approx. 24.6 sq. metres (265.0 sq. feet)



Second Floor

Approx. 19.7 sq. metres (211.6 sq. feet)



Total area: approx. 71.6 sq. metres (771.0 sq. feet)

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.