



📍 32 Hobbes Close, Malmesbury, Wiltshire, SN16 0DA

🏠 Guide Price £235,000

A refurbished and modernised three bedroom home with beautifully proportioned accommodation, far reaching views and large south facing gardens to three sides.

- Spacious Three Bedroom Home
- Non Standard Construction
- Refurbished & Modernised
- Well Proportioned Interior
- Impressive Kitchen/Breakfast Room
- New Bathroom and Double Glazed Windows
- Convenient For Town
- Elevated Setting/ Far Reaching Views
- Large South Facing Garden
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



A spacious three bedroom end of terrace home set in an elevated position with far reaching rural views over the town. The property has undergone a comprehensive scheme of refurbishment and improvement that includes a refitted kitchen/breakfast room with integrated appliances, a re-fitted bathroom suite, new carpets and engineered oak flooring, new internals doors and double glazed windows. The accommodation comprises an entrance hallway, spacious sitting room and an impressive open plan kitchen/breakfast room with AEG appliances. There are three bedrooms and a bathroom on the first floor. Externally the large lawned garden extend to three sides enjoying a sunny south facing aspect. Please note the property is non standard construction.

SITUATION

The property stands in an elevated position with stunning views from the front over towards the River Avon. The hilltop town of Malmesbury is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. 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 and amenities, a Waitrose, award winning schools and leisure facilities. 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 and Kemble link with London.

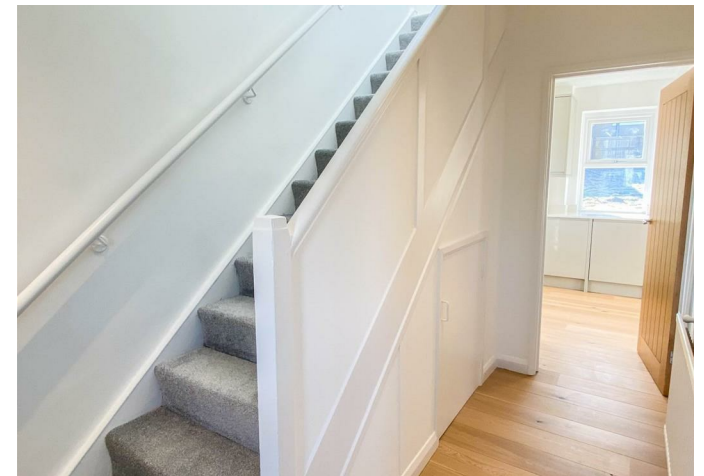
PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

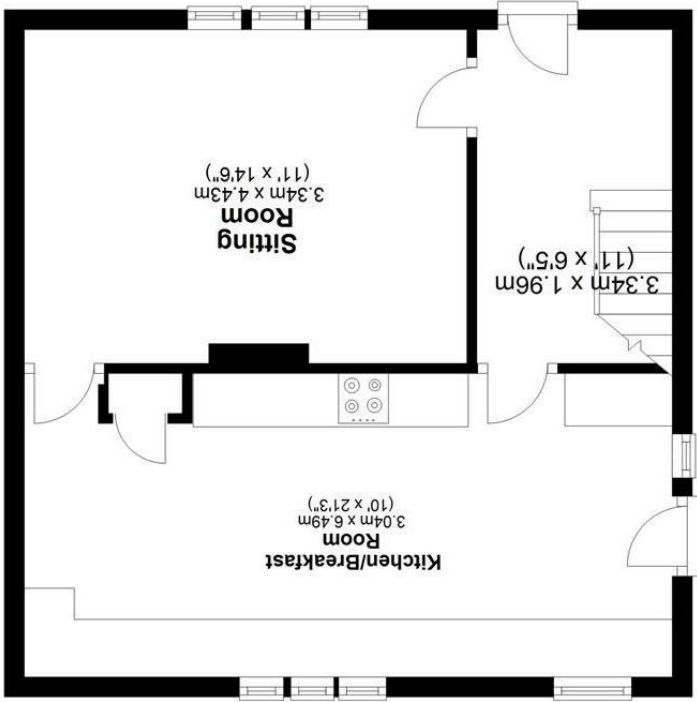
Council Tax Band: A

Mains water, gas and electricity. Please note the property is non standard construction.

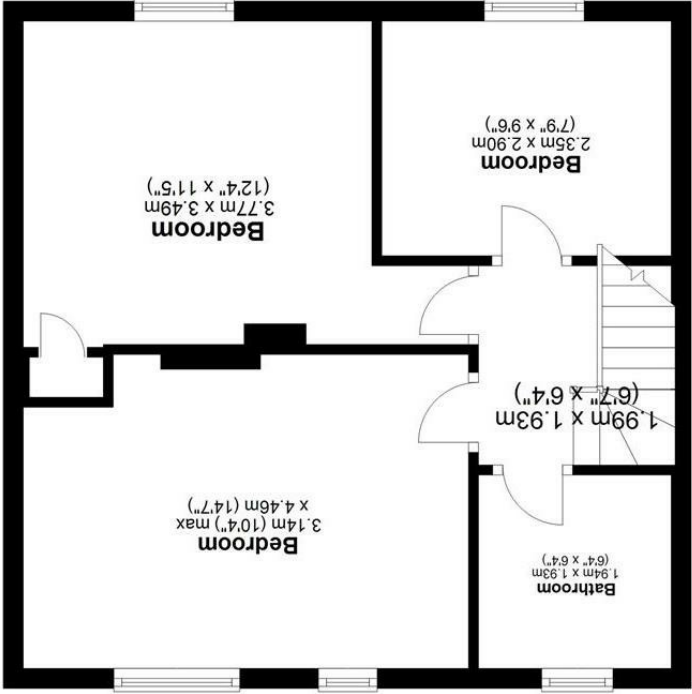


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Total area: approx. 84.1 sq. metres (904.9 sq. feet)



Ground Floor
Approx. 42.0 sq. metres (452.5 sq. feet)



First Floor
Approx. 42.0 sq. metres (452.5 sq. feet)