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97b Gloucester Road, Malmesbury, Wiltshire, SN16 0AJ

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⑨ 97b Gloucester Road, Malmesbury, Wiltshire, SN16 0AJ

⌚ Auction Guide £225,000

- For Sale by Online Auction
- Thursday 10th July 2025
- Lot 31
- Guide Price £225,000+

❖ Freehold

㉚ EPC Rating



LOT 31
FOR SALE BY ONLINE AUCTION
THURSDAY 10th JULY 2025
GUIDE PRICE £225,000+

Partially converted 2 bedroom single storey property in need of finishing, situated a short walk into the centre of Malmesbury.

Planning consent was granted by Wiltshire Council under 16/02607/FUL for the change of use from commercial to a residential dwelling. Initial works have already been started to include first fix plumbing and electrics, re roof and new hardwood windows and doors.

The proposed accommodation comprises; large open plan kitchen/dining/living room, study, two double bedrooms and bathroom.

Externally there is off road parking and the potential to create a small enclosed outside seating area.

What3Words///proved.revamped.adverbs

Situation & Description

Partially converted 2 bedroom single storey property in need of finishing, situated a short walk into the centre of Malmesbury.

The property is situated in a residential part of this historic town and is convenient for all local amenities. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complemented by modern shopping, including Waitrose 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, services, schools and leisure facilities available. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand.

Planning consent was granted by Wiltshire Council under 16/02607/FUL for the change of use from commercial to a residential dwelling. Initial works have already been started to include first fix plumbing and electrics, re roof and new hardwood windows and doors.

The proposed accommodation has an internal floor area of about 105m² and comprises; large open plan kitchen/dining/living room, study, two double bedrooms and bathroom.

Externally there is off road parking and the potential to create a small enclosed outside seating area.

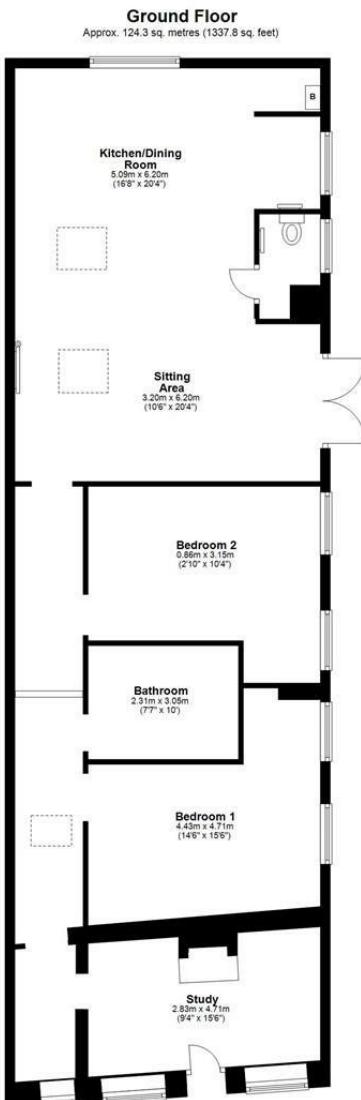
Viewings

To arrange a viewing, contact: Malmesbury Office on 01666 829292.

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.





Total area: approx. 124.3 sq. metres (1337.8 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 firms 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.

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