



📍 4A Alexander Road, Malmesbury, SN16 0DW

🏠 Guide Price £325,000

A well presented three bedroom townhouse offering spacious and versatile accommodation. The property benefits from two allocated parking spaces and is conveniently located close to local shops, schools, and excellent transport links. With generous living space and easy access to all amenities, this home combines comfort, practicality, and a highly desirable location.

- Three Bedroom
- Two parking spaces
- Close to amenities
- New kitchen
- Recently decorated



🏠 Freehold

🏠 EPC Rating C



Situated in the popular market town of Malmesbury, this recently decorated and newly carpeted three bedroom townhouse is offered to the market with no onward chain.

The ground floor offers a bright living room, a newly fitted modern kitchen, and a convenient downstairs WC. The first floor comprises two bedrooms and a family bathroom, with a further double bedroom occupying the top floor.

An ideal home for first-time buyers, families, or investors, close to local amenities and schools. Early viewing recommended.

SITUATION

The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complemented 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, 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 one hour.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

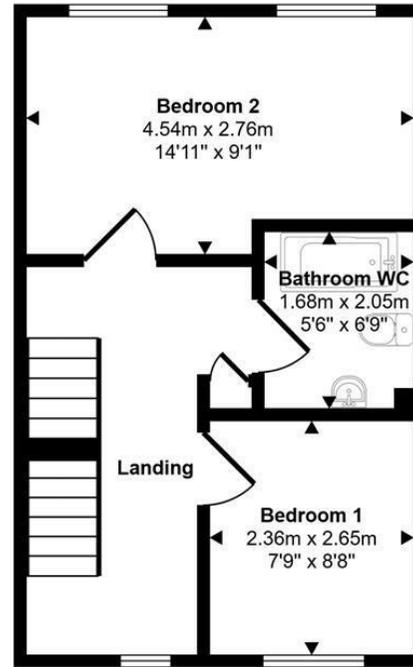
Mains water and drainage. Gas central heating. There is a monthly service charge of £28.86per month for the management of the communal areas.



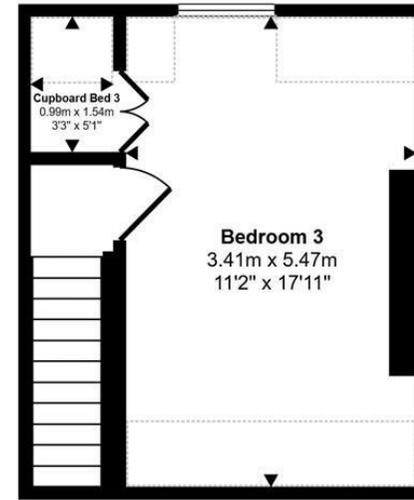
Approx Gross Internal Area
92 sq m / 987 sq ft



Ground Floor
Approx 34 sq m / 361 sq ft



First Floor
Approx 33 sq m / 360 sq ft



Second Floor
Approx 25 sq m / 266 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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