



⑨ 29 Newton Grove, Malmesbury, Wiltshire, SN16 0DS

⌚ Guide Price £285,000

- Semi Detached Family Home
- Three Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Requires Modernisation
- South West Facing Garden
- Bathroom With Shower
- Downstairs Cloakroom
- Convenient For Town
- No Onward Chain

❖ Freehold

⑩ EPC Rating C



A three bedroom semi detached property which requires internal redecoration and modernisation however offering the buyer opportunity to create and design to their own specification. The property is located in a quiet street allowing easy access to the high street, local schools and walkways beside the River Avon. The interior is arranged over two floors comprising an spacious entrance hall with cloakroom, a sitting room and an open plan kitchen/dining room. There are two double bedrooms, a single bedroom and a bathroom with separate W.C. on the first floor. Externally the rear garden enjoys a south west facing aspect and is enclosed by a walled boundary. There is a large timber shed, garden storeoom and rear access via a lockable gate.

SITUATION

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

Council Tax Band: C

Freehold

Mains electricity, water and drainage, gas fired central heating

EPC Rating: C



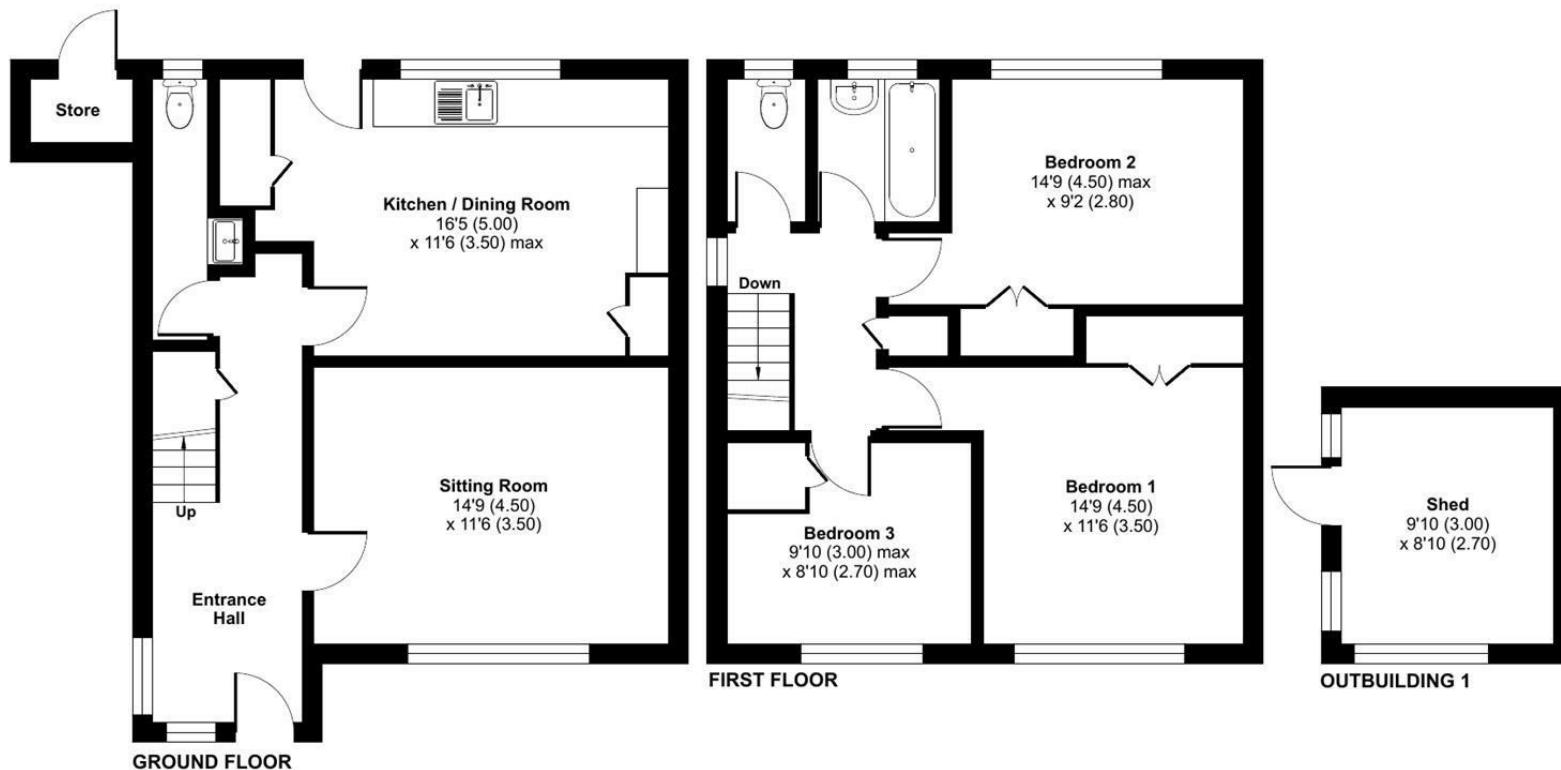
Newton Grove, Malmesbury, SN16

Approximate Area = 1029 sq ft / 95.5 sq m

Outbuildings = 98 sq ft / 9.1 sq m

Total = 1127 sq ft / 104.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Strakers. REF: 1303483

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