





📍 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

🏠 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





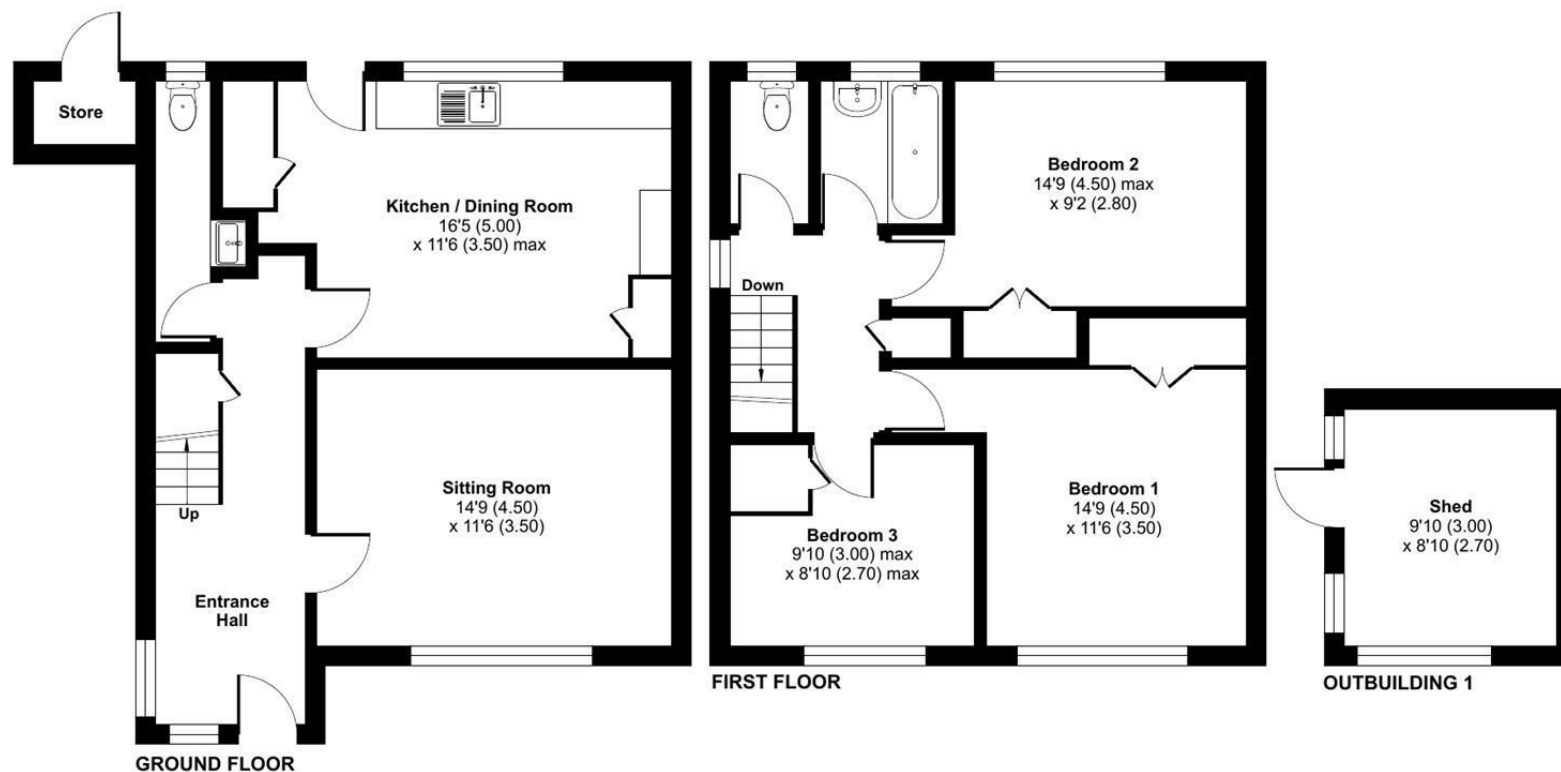
## Newnton Grove, Malmesbury, SN16

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). © nichecom 2025. Produced for Strakers. REF: 1303483

**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.