



📍 24 Barley Close, Malmesbury, Wiltshire, SN16 0EF

🏠 £295,000

A well presented three bedroom terraced home with a level, south west facing garden, conveniently located for access into the town and all local amenities.

- Terraced Family Home
- Tastefully Presented
- Three Bedrooms
- Kitchen/Breakfast Room
- 13'3 Living Room
- Ample Storage Space
- Large Entrance Lobby
- No Through Road & Convenient For Town
- South West Facing Rear Garden
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



A spacious three bedroom family home located in a convenient setting, allowing easy access into Malmesbury town and all local amenities. The well presented accommodation is arranged over two floors and comprises a large entrance lobby, a hallway with cloakroom and ample built-in storage cupboards. To the front is a bright sitting room and to the rear a spacious 13'5 kitchen/breakfast room. On the first floor are two double bedrooms, a single bedroom and a beautifully appointed shower room. The enclosed rear garden enjoys a sunny south west facing aspect, is predominantly laid to lawn and enclosed by a fenced boundary. Off street communal parking is located at the front of the property.

SITUATION

Conveniently located in the heart of this historic town, yet within a short distance of country walks and the picturesque River Avon. 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, including 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 an hour.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

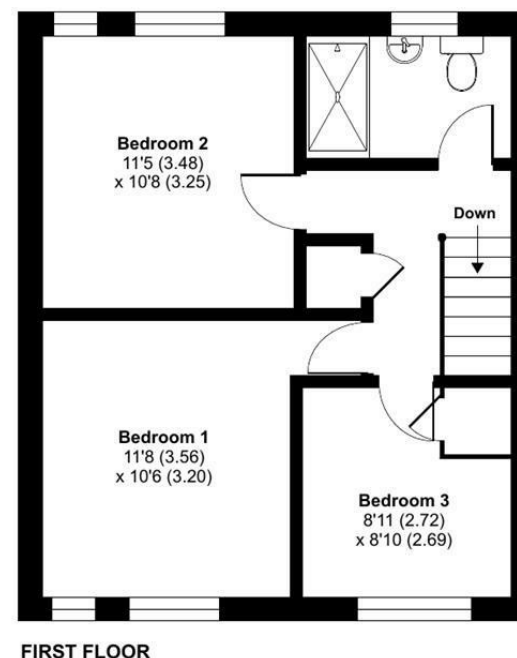
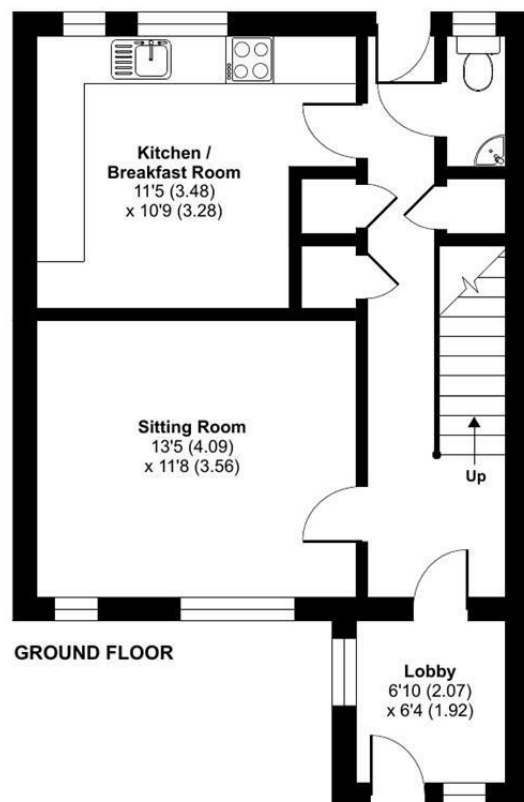
Mains water, drainage and electric heating.



Barley Close, Malmesbury, SN16

Approximate Area = 988 sq ft / 91.8 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). © nitchecom 2025. Produced for Strakers. REF: 1371243

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.