



⑨ 25 Corn Gastons, Malmesbury, SN16 0DP

⌚ Guide Price £290,000

A three bedroom end terraced family home requiring modernisation, conveniently located for the town, secondary school and all local amenities.

- End Terrace
- Three Bedroom
- Driveway
- Convenient For Secondary School

❖ Freehold

⑩ EPC Rating D



This three bedroom end terraced property offers an excellent opportunity for buyers seeking a home to modernise and personalise. The property requires updating throughout, including carpets and general refurbishment, providing a blank canvas for improvement.

Externally, the home benefits from driveway parking and a private rear garden. The garden would benefit from landscaping, with scope to level the patio area and create an attractive outdoor space.

Offered with no onward chain, this end terrace property would suit purchasers looking to create a home to their own taste in the popular town of Malmesbury.

#### **SITUATION**

The property is conveniently located allowing easy access for both primary and secondary schools. 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. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately an hour.

#### **PROPERTY INFORMATION**

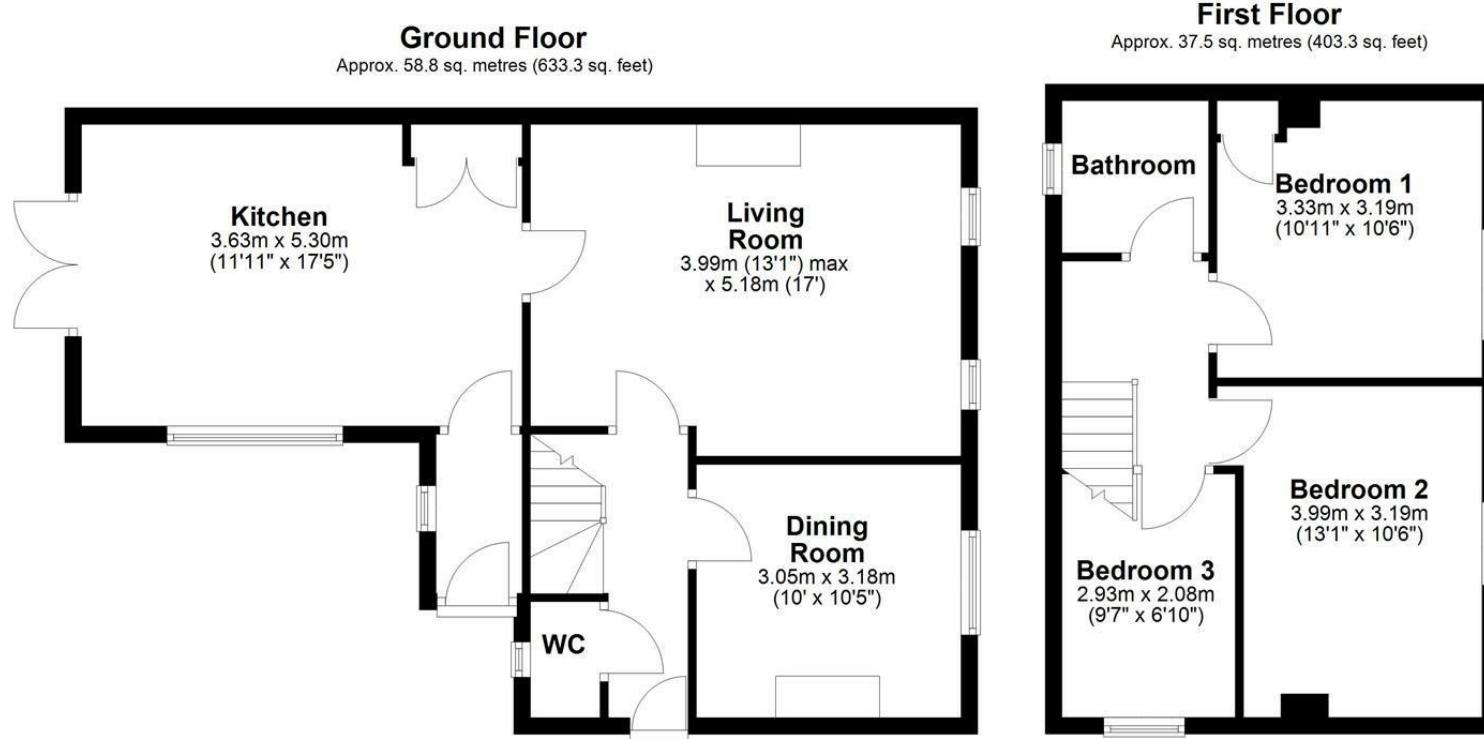
Tenure: Freehold

EPC Rating:

Council Tax Band : C

Mains water, drainage, gas and electricity





Total area: approx. 96.3 sq. metres (1036.6 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 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.