



📍 1 The Rowans, Burnham Road, Malmesbury, Wiltshire, SN16 0BH

🏠 Guide Price £315,000

Conveniently located in the heart of the town a beautifully presented two bedroom home with ample off road parking.

- Immaculately Presented
- Two Bedrooms
- High Specification + Thoughtfully Designed
- Beautifully Appointed Kitchen Breakfast Room
- Integrated Appliances + Granite Work Surfaces
- Bright & Spacious Sitting Room
- South Facing Rear Garden
- Driveway & Parking To Front
- Convenient For The Town
- Additional Parking Spaces

🏡 Freehold

🏠 EPC Rating C



A beautifully appointed two bedroom semi detached property located in a convenient location for easy access into the town. The current owner has made a number of significant improvements over recent years to include a bespoke fitted kitchen with granite work surfaces. The ground floor comprises an entrance lobby with useful storage space, a sitting room and thoughtfully re-designed open plan kitchen/breakfast room with a range of integrated appliances. There are two bedrooms and a bathroom with modern suite on the first floor. Externally the gardens extend to the rear and side, enjoying a sunny south facing aspect. A driveway provides off street parking space with additional allocated parking to the rear. No Onward Chain.

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 1 hour 10 minutes.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

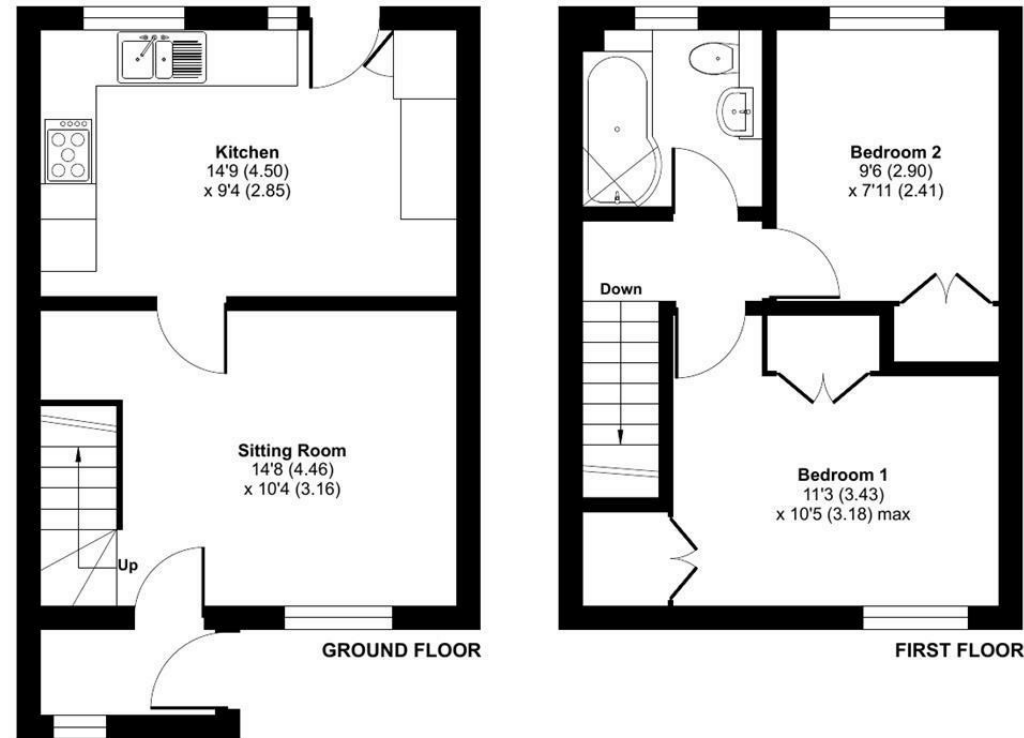
Mains water, drainage, gas and electricity



The Rowans, Burnham Road, Malmesbury, SN16

Approximate Area = 619 sq ft / 57.5 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 2024. Produced for Strakers. REF: 1222023

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