



📍 87 Parklands, Malmesbury, SN16 0QJ

🏠 Guide Price £225,000

A three bedroom semi-detached non-standard construction property in need of modernisation.

- Three bedrooms
- Semi-detached
- Parking
- Non-standard construction
- No Onward Chain

🏡 Freehold

📊 EPC Rating E



Offered to the market with no onward chain. This three bedroom semi-detached house is of non-standard construction and in need of general modernisation.

The property comprises of a downstairs W/C, kitchen leading through to a large sitting room. Upstairs benefits from two double bedrooms, one single bedroom, and a family bathroom, offering a practical layout with scope to enhance and personalise.

#### SITUATION

Conveniently located on the edge of this historic town, yet within a short distance of country walks, the secondary school 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 1 hour 15 minutes.

#### PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: E

Council Tax Band: A



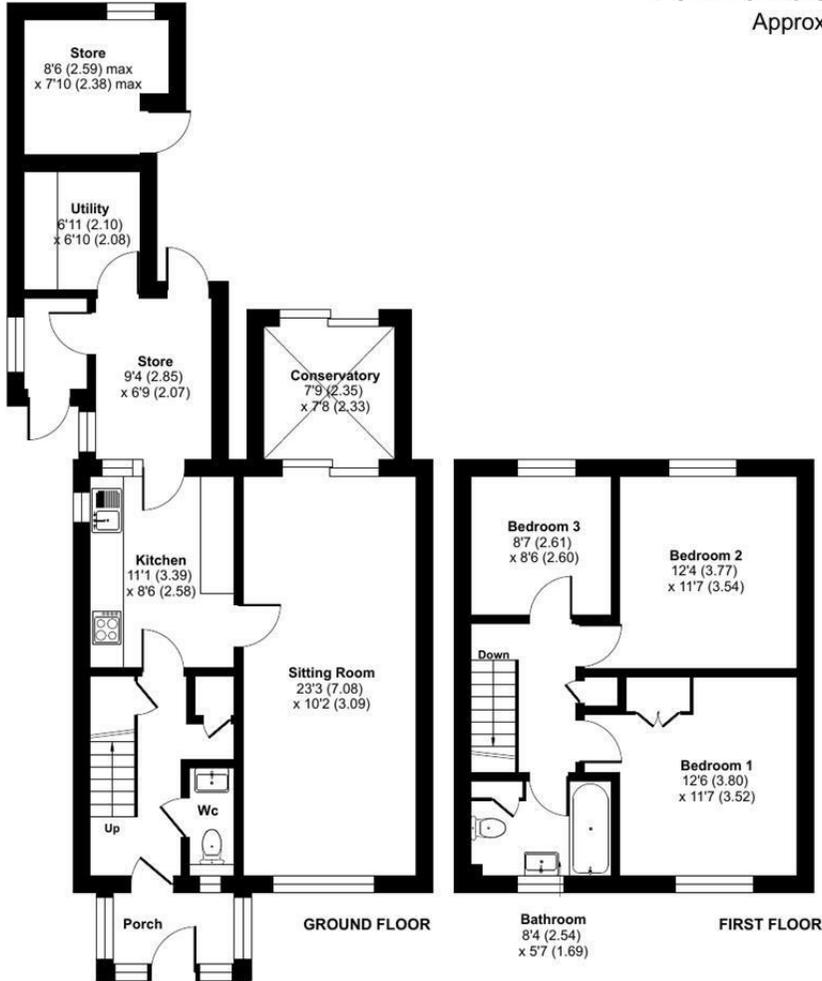
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Approximate Area = 1133 sq ft / 105.2 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 1193 sq ft / 110.7 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). © ntechcom 2026. Produced for Strakers. REF: 1436521

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