

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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92 Gloucester Road, Malmesbury

By Auction £200,000

FOR SALE BY AUCTION - WEDNESDAY 19TH AUGUST.

A semi-detached period cottage (1647 sq ft) with deceptively spacious accommodation and a secluded courtyard garden.

3 double bedrooms, bathroom and shower room. Large entrance hall, sitting room, dining room, kitchen/breakfast room, utility room. Scope for improvement.

CHAIN FREE



92 Gloucester Road, Malmesbury

The Property

FOR SALE BY ONLINE AUCTION -WEDNESDAY 19TH AUGUST 2026

This spacious stone-built cottage is brimming with character and original period features. A large entrance hall opens into an inner hallway, leading to a cosy sitting room complete with an open fireplace, exposed ceiling beams, and wooden flooring. The property also boasts a separate dining room and a generous kitchen/breakfast room, with steps and doors opening out onto a private courtyard with rear pedestrian access – ideal for al fresco dining or quiet mornings. Additional ground floor features include a useful utility room. Upstairs, the master bedroom benefits from an en-suite bathroom, accompanied by two further double bedrooms and a family bathroom. While full of charm, the property offers an excellent opportunity for modernisation to suit your own style and needs.

General

All mains connected. A gas combination boiler supplies central and hot water. Council Tax Band D - £2506.25 payable for 2025/26. EPC rating band E - 43.

Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

Directions to SN16 0AL

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Here turn right onto Gloucester Road and the cottage is a short distance on your left.

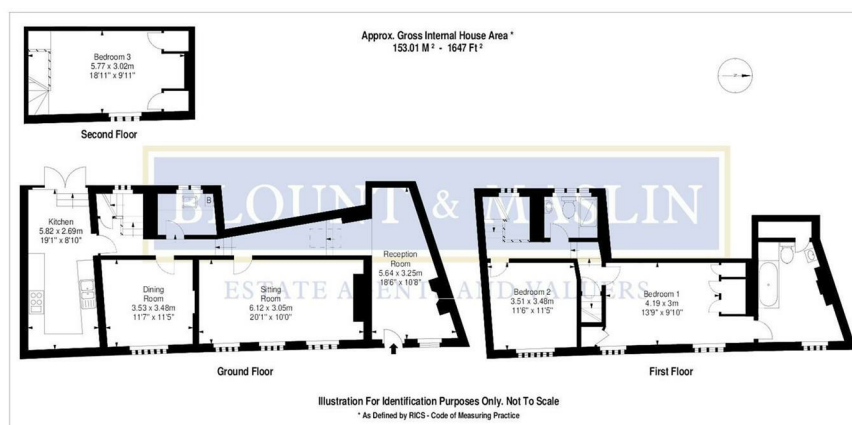
Traditional Auction

Traditional T&C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.