



## 2 Forrester Place, Malmesbury

Price Guide £265,000

A semi-detached property on sought after Reeds Farm (604 sq ft)

2 bedrooms, family bathroom. Kitchen/breakfast room, entrance lobby, living room.

Side and rear garden with gate access to off-road parking for 2 vehicles. Scope for improvement/enlargement.

CHAIN FREE



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### The Property

A well-positioned two-bedroom semi-detached home, situated on the popular Reeds Farm development, ideal for first-time buyers or as an investment property. The accommodation comprises an entrance lobby leading into a comfortable living room, and a kitchen/breakfast room with direct access to the rear garden. Outside, the property benefits from a lawned area with terraced beds with mature planting, along with gated access to allocated off-road parking for two vehicles. To the first floor are two bedrooms and a family bathroom. The property is perfectly liveable as is, but offers excellent scope for cosmetic updating or enlargement, allowing buyers to personalise and add value over time. A great opportunity to acquire a home in a sought-after location with strong potential.

### General

All mains connected. The gas boiler supplies central heating and hot water. UPVC double-glazed windows. Council Tax Band C - £2,339.76 payable for 2026/27. EPC rating C - 70.

### Malmesbury

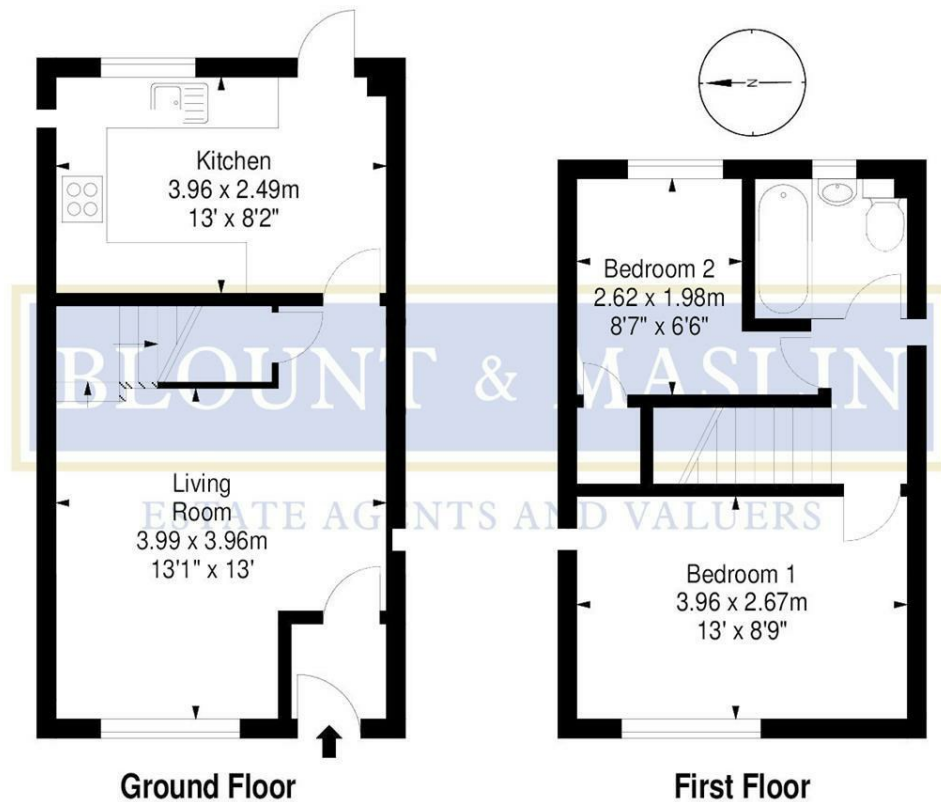
Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High

Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and 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 and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

### Directions to SN16 9US

Proceed to the top of Malmesbury High Street, bear left and continue to the Triangle. Here, turn right proceed down Gloucester Road, over the first and second roundabout and at the third roundabout branch right onto the Reeds Farm Estate. Turn left into Webb's Way and the property can be found on the right after a short distance.

**Approx. Gross Internal House Area \***  
**56.11 M<sup>2</sup> - 604 Ft<sup>2</sup>**



**Illustration For Identification Purposes Only. Not To Scale**

\* As Defined by RICS - Code of Measuring Practice