



## 7, Kingswall, Malmesbury

## Price Guide £440,000

**\*UNEXPECTEDLY RE-AVAILABLE\*** A fully renovated period home (1161 sq ft) in a sought after location on a no through road, just off the High Street.

3 bedrooms, 2 bath/shower rooms. Hobbies room, study/occasional bedroom, cloakroom.  
Sitting room, dining room, study, fabulous kitchen. Pretty garden to rear.



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## The Property

This terraced period cottage lies in a desirable no through road location just off the town centre. With accommodation arranged over four floors, it has been comprehensively refurbished throughout.

The works included bespoke replacement sash windows, tanking the lower ground floor to create two useful and versatile rooms, together with a cloakroom. Upgrading the kitchen and bathrooms. Fabulous Italian Cerdisa stone tiles have been laid throughout the kitchen and dining room. Clever storage has been added where possible, including a wall of bespoke cupboards and shelving in the ground floor hobbies room, together with a ceiling to floor height wardrobe in the study/occasional bedroom.

The cottage enjoys a southerly aspect and some of the rooms have a view over the countryside on the opposite side of the road.

## General

All mains connected. The gas boiler supplies central heating and hot water. Council Tax Band D - £2,399.42 payable for 2024/25. EPC rating D-59.

## Outside

At the rear is a walled and enclosed garden with a lawn, patio and garden shed. Outside tap, power points and lighting.

## 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. 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 9BJ

Proceed down Malmesbury High Street and bear right into Kings Wall. The property is the third on your right hand side.



Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice