

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Wiltshire SN16 9AT

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110 Gloucester Rd, Malmesbury

Price Guide £285,000

A charming Grade II Listed cottage (738 sq ft) in a convenient location not far from the town centre.

2 double bedrooms, well appointed bathroom. Sitting/dining room with log burning stove, kitchen.
Terraced west facing rear garden.



www.blount-maslin.co.uk



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The Property

This charming period cottage is Grade II Listed and dates from the mid to late 18th Century. It is well presented throughout and has a wealth of character features including exposed beams and stonework. The enclosed and terraced rear garden enjoys a west facing aspect.

General

All mains connected. The gas boiler in the bathroom supplies central heating and hot water. Council tax Band C - £2,132.81 payable for 2024/25. There is no EPC as the cottage is Listed.

Malmesbury

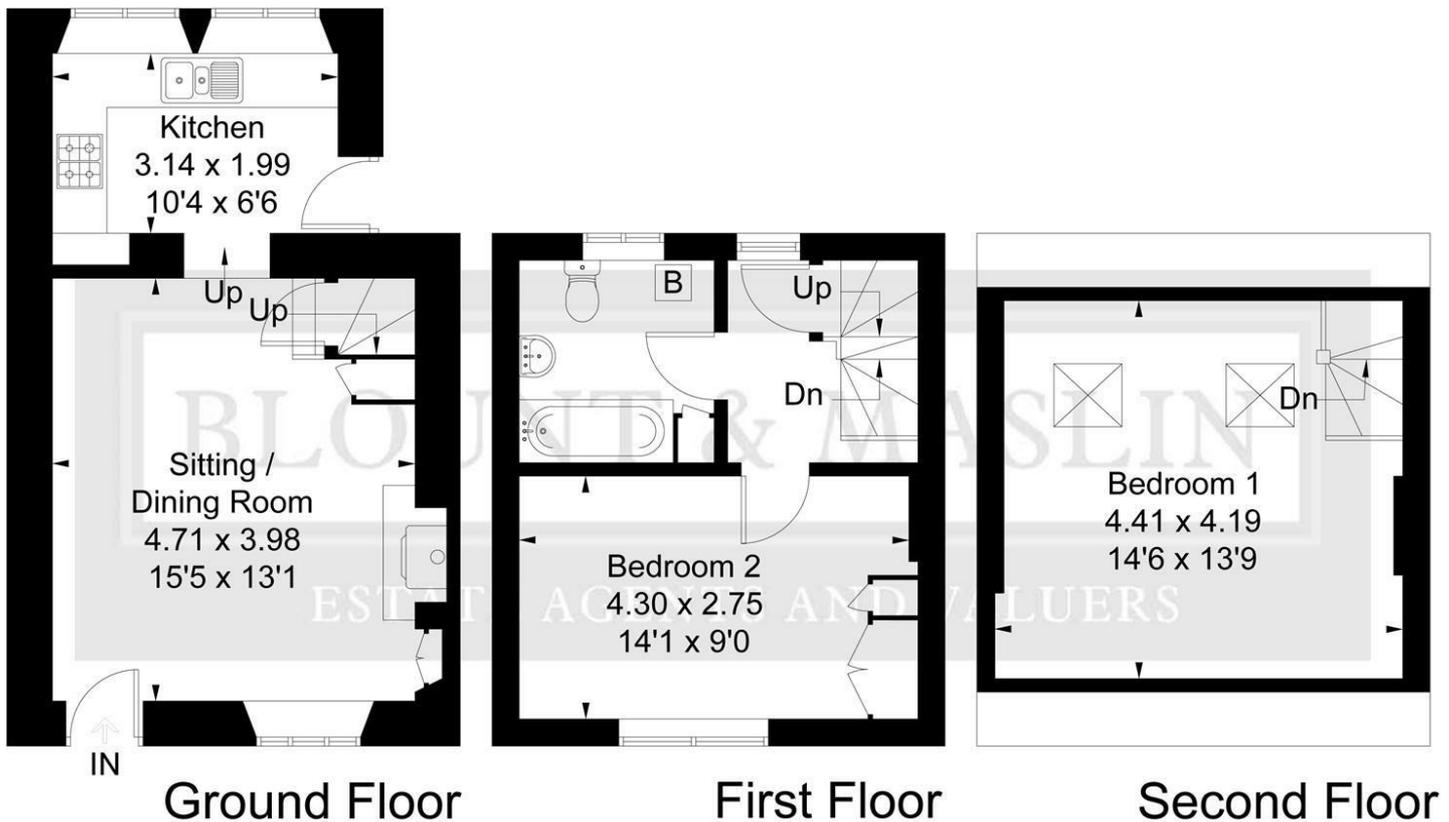
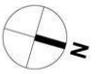
Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles

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 to The Triangle. Here turn right onto Gloucester Road and the cottage is about 100 yards on your left.

Approximate Area = 68.6 sq m / 738 sq ft



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