

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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11 Park Road, Malmesbury

Price Guide £395,000

Well presented non-estate semi-detached bungalow (785 sq ft) within walkable distance of town amenities

Entrance hall, sitting room, kitchen, conservatory, 2 bedrooms, wet room. Garage, ample driveway parking, good rear garden with river views.

NO ONWARD CHAIN



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The Property

This well presented semi-detached bungalow offers bright accommodation throughout and is within easy reach of the town centre. Featuring a light and sunny sitting room, a fully fitted kitchen providing ample storage and workspace, 2 bedrooms and a stylish wet room offering practicality. At the rear, a good sized conservatory overlooks the garden and provides additional living space, perfect for relaxing or entertaining, with doors opening onto the garden. Outside, the mature rear garden enjoys delightful river views. The property further benefits from a single garage, ample driveway parking, and a gravelled frontage for low-maintenance kerb appeal.

General

All mains connected. The gas combination boiler is in the hall and supplies central heating and hot water. UPVC windows throughout. Council Tax band C - £2,227.77 payable for 2025/26. EPC rating band 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 0BX

From our offices, proceed up to the top of the High Street and bear left passing the Abbey and the Old Bell Hotel. At The Triangle (war memorial) turn right into Gloucester Road, continue down the hill and at the mini roundabout turn left into Park Road. Continue along this road to where the property will be found on the right hand side, denoted by our 'For Sale' board.

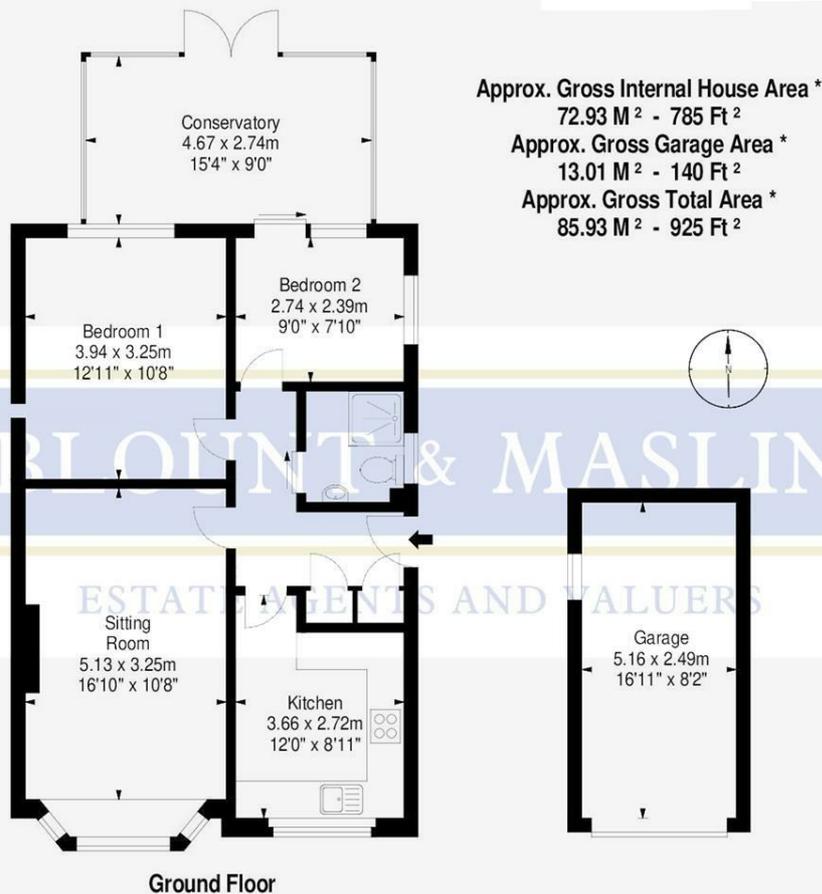


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice