



## 7 Loiret Crescent, Malmesbury

Price Guide £260,000

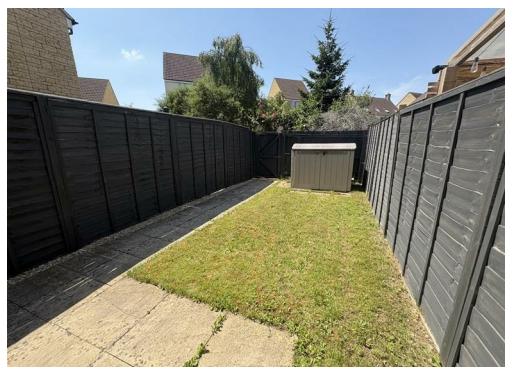
A well presented mid-terraced house (613 sq ft) situated on the edge of Malmesbury town.

A great opportunity for investors, first time buyers or downsizers.

Entrance hall, cloakroom, sitting room/dining room, kitchen. Two double bedrooms, bathroom.

Allocated parking, enclosed lawned rear garden.

NO ONWARD CHAIN



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## The Property

The property is approached via a paved pathway and an easily maintained gravelled area. The accommodation comprises an entrance hall, a modern fitted kitchen, a convenient cloakroom, and a sitting room with storage cupboard and double doors opening onto the enclosed rear garden. Upstairs are two double bedrooms and a family bathroom.

The garden features a paved patio area, a lawn, and gated rear access. Offered to the market with no onward chain, this home is an excellent opportunity for first-time buyers, downsizers, or investors.

## General

All mains are connected. A gas fired boiler supplies central heating and domestic hot water. Wiltshire Council Tax Band C - £2,339.76 2026/27. EPC rated C - 77.

## Malmesbury

Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. 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 9GW

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Here turn right, continue down Gloucester Road and go straight over the next three roundabouts into Tetbury Hill. At the top of Tetbury Hill take the last turning on the right into Avenue de Gien. Follow the road around to the right and take the first left hand turning into Loiret Crescent.

Approximate Gross Internal Area :- 57 sq m / 613 sq ft

