

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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30 Loiret Crescent, Malmesbury

Price Guide £265,000

A modern two-bedroom end-of-terrace home (613 sq ft), ideal for first-time buyers looking for an easy move, with the added benefit of a single garage and parking.

Situated on the edge of Malmesbury town, this is a great opportunity for investors, first time buyers or downsizers.
NO ONWARD CHAIN



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30 Loiret Crescent, Malmesbury

Property

A modern two-bedroom end-of-terrace home offering comfortable, easy-to-manage accommodation, ideal for first-time buyers or anyone looking for a straightforward move. The ground floor features an entrance hall, cloakroom, well-equipped kitchen and a welcoming living room with double doors opening onto the fully enclosed, west-facing garden – a lovely spot to enjoy the afternoon and evening sun. Upstairs are two good-sized double bedrooms and a family bathroom. Outside, the enclosed garden provides useful outdoor space with access to a single garage adding valuable storage and parking convenience. Offered for sale with no onward chain, this is an appealing home that is ready to move into and enjoy.

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 - 76.

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 2nd Loiret Crescent turning and the property can be found on the left.

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

