

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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31, Bonners Close, Malmesbury

Price Guide £300,000

A semi-detached bungalow (702 sq ft), refurbished throughout, with large south west facing garden.

2 bedrooms, bathroom. Sitting room, conservatory, kitchen,
porch/utility room. Detached garage, driveway parking.
NO ONWARD CHAIN



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The Property

Built some 30 years ago, this semi-detached bungalow has been updated throughout by the current owner. Improvements include a refitted kitchen and bathroom, installation of a gas fired Worcestershire combination boiler together with new radiators throughout, and new carpets laid in the two bedrooms. The windows, external doors, conservatory and porch are all UPVC double glazed and there is a rectangular bay window off the sitting room. The large garden enjoys a south westerly aspect.

Outside

There is driveway parking for two cars in front of the garage, which has a side door and window to the garden, together with power and light. A wall divides the drive from the garden with wrought iron gates either end. The garden has a large expanse of lawn, a paved patio by the conservatory and shrub borders. There is also a useful wooden shed by the garage and a gate at the bottom of the garden leads onto a path providing a shortcut off the estate.

General

All mains connected. Council Tax Band C - £2,132.81 payable for 2024/25. ECP rating: band D - 60.

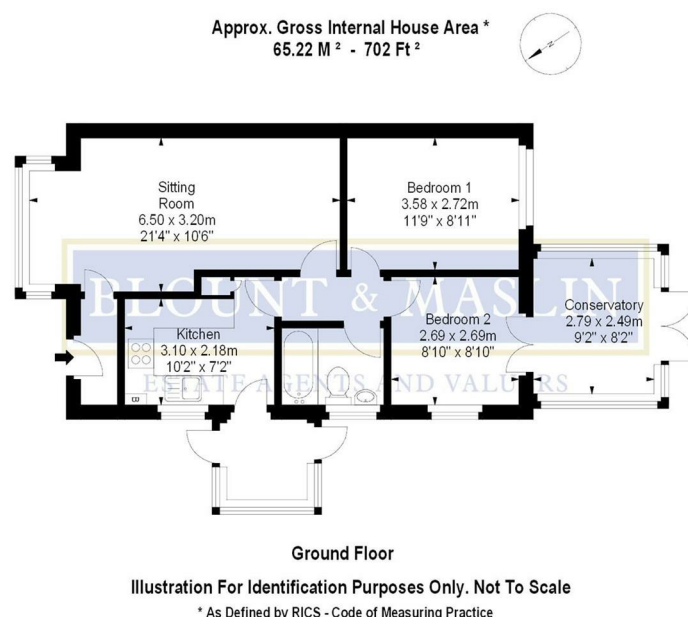
Malmesbury

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 9UF

Proceed to the top of Malmesbury High Street, bear left and continue to the Triangle. Here, turn right proceed down Gloucester Road, over the first roundabout and at the second roundabout branch right onto the Reeds Farm Estate. Turn left into Webb's Way and take the first right into Bonners Close. Continue up the hill, take the second right and continue to the head of the cul-de-sac.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.