

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 23 Barley Close, Malmesbury

Price Guide £249,950

A well proportioned mid-terrace home (992 sq ft), conveniently located within walking distance of town.

Hallway, sitting room, kitchen/dining room, downstairs WC with shower, storage lobby.

2 double bedrooms, 1 single bedroom, family bathroom. Enclosed rear lawned garden.

CHAIN FREE



# 23 Barley Close, Malmesbury

## The Property

This well-positioned terraced home on the southern edge of town offers spacious and affordable accommodation ideal for families. Conveniently located within a 10-minute walk of the town centre, it is also close to local amenities including Waitrose and the Primary Health Care Centre. The front door opens into an entrance hall with door to a bright and sunny sitting room. To the rear, a kitchen/dining room is fitted with a range of modern units, providing a practical and sociable space. The ground floor also benefits from a WC/shower room, and ample built-in storage, along with an external storage lobby area. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom. Outside, the property features an enclosed rear garden, mainly laid to lawn with a patio area - perfect for outdoor dining or relaxing. A fantastic opportunity for buyers to put their own stamp on the property.

## General

Mains electric and water, LPG boiler and radiators. Wiltshire Council Band C - £2,339.76 for 2026/27. EPC rated E - 52.

## Malmesbury

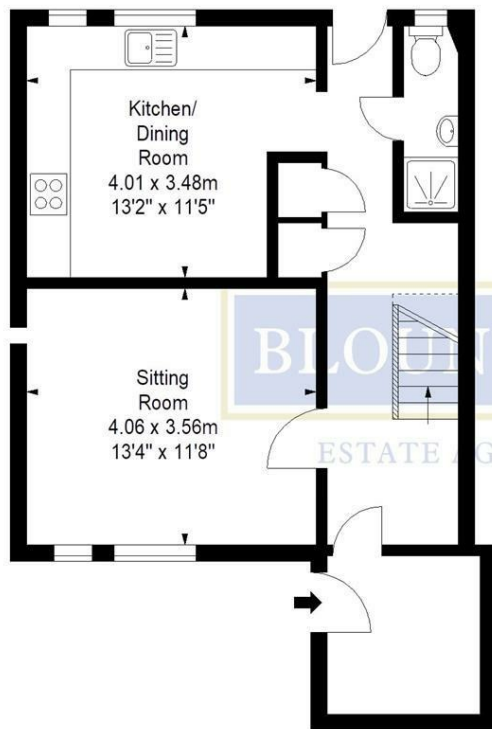
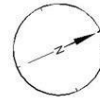
Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th

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.

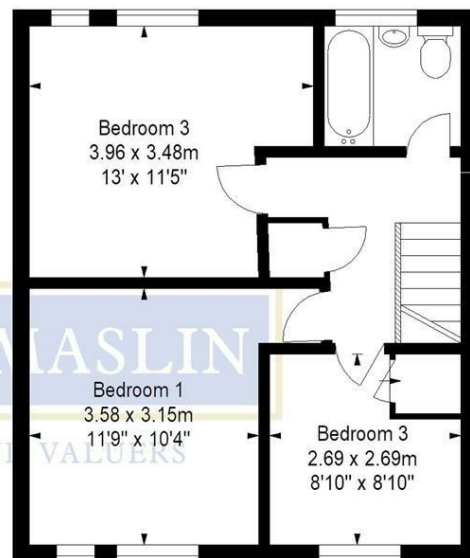
## Directors to SN16 0EF

Proceed down the High Street, over the river by the Silk Mills and prior to the roundabout turn right into Burton Hill which leads to Barley Close. The property is towards the top end on your right hand side after the garage block.

Approx. Gross Internal House Area \*  
92.16 M<sup>2</sup> - 992 Ft<sup>2</sup>



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice