



## 7 Park Mead, Malmesbury

Price Guide £300,000

A non estate mid-terraced home (600 sq ft) in a convenient town location, with a lovely open aspect to the front.

2 bedrooms, bathroom. Good size sitting/dining room, well equipped kitchen.

South facing garden, two private parking spaces.



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## The Property

Situated in a small development, this well-presented two bedroom mid-terraced property offers the perfect blend of town convenience and countryside charm. Built in 1995, the home enjoys a peaceful riverside setting with lovely countryside views to front.

The property features an updated and well-equipped kitchen, ideal for modern living, along with light and airy accommodation throughout. Outside, a south facing lawned garden provides a space for relaxing or entertaining and a short distance away are two private parking spaces.

Ideally located within easy reach of the town centre, local amenities, and scenic walking routes, this home is perfect for first-time buyers, downsizers, or investors alike.

## General

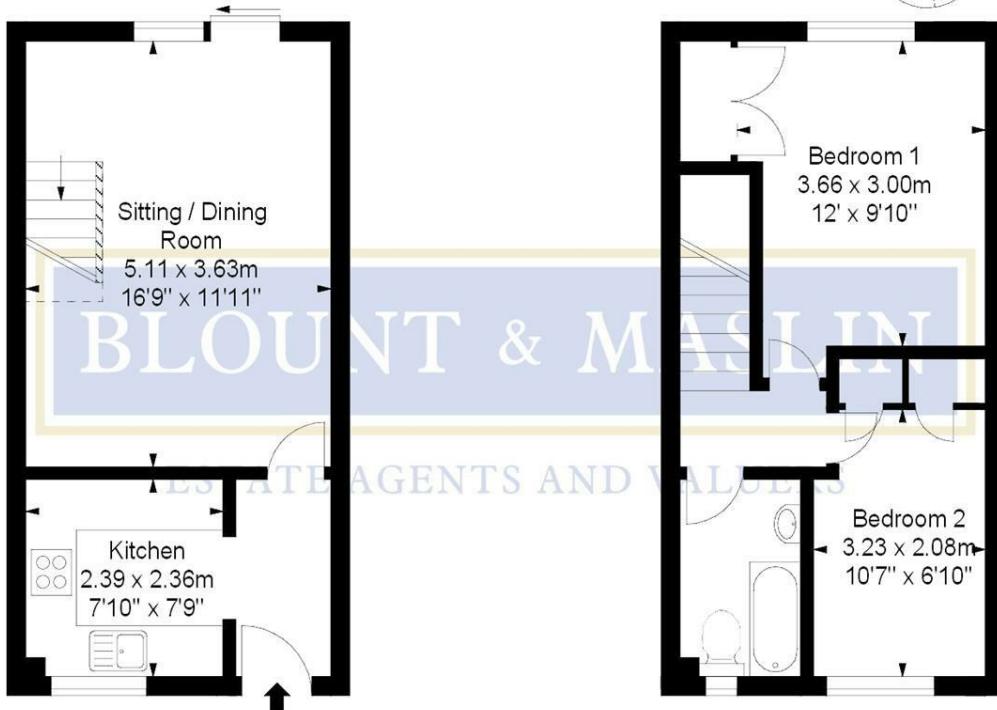
All mains are connected. A gas boiler in the kitchen supplies central heating and domestic hot water. Wiltshire Council Tax Band C - £2,227.77 payable for 2025/26. EPC rated C - 71.

## 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.

## Approx. Gross Internal House Area \*

**55.74 M<sup>2</sup> - 600 Ft<sup>2</sup>**



**Ground Floor**

**First Floor**

**Illustration For Identification Purposes Only. Not To Scale**

**\* As Defined by RICS - Code of Measuring Practice**