

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 5 Parliament Row, Malmesbury

Price Guide £325,000

Charming stone-built cottage (684 sq ft) close to Malmesbury centre.

Two double bedrooms, bathroom.

Sitting room, refitted kitchen/dining room.

Garage, off road parking and enclosed west facing garden.

CHAIN FREE





# 5 Parliament Row, Malmesbury

## The Property

Set over four floors, this charming refurbished two bedroom terraced cottage offers a unique blend of period charm and modern comfort. Located in a desirable and walkable area close to the town centre, it's perfect for those seeking both charm and convenience. A former mill worker's cottage, the property has been improved and extended over the years and now features two double bedrooms, a modern bathroom, a stylishly updated kitchen/dining room with integrated appliances, and a sitting room with doors opening onto a well-stocked west-facing garden. Additional benefits include a newly installed gas boiler, UPVC windows throughout, a single garage and off-street parking. There is further scope for enlargement (subject to necessary permissions).

## General

All mains are connected. The newly installed gas boiler provides central heating and hot water. UPVC windows and doors throughout. Council Tax Band C - £2,227.77 payable for 2025/26. EPC rating D - 65.

## 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.

## Directions to SN16 9NX

Proceed down Malmesbury High Street, over the river bridge and bear right into Burton Hill, prior to the roundabout. Follow the road and the property can be found a short distance along on the right, denoted by our For Sale board.

### Approx. Gross Internal House Area \*

63.54 M<sup>2</sup> - 684 Ft<sup>2</sup>

### Approx. Gross Garage Area \*

11.89 M<sup>2</sup> - 128 Ft<sup>2</sup>

### Approx. Gross Total Area \*

75.43 M<sup>2</sup> - 812 Ft<sup>2</sup>



Second Floor

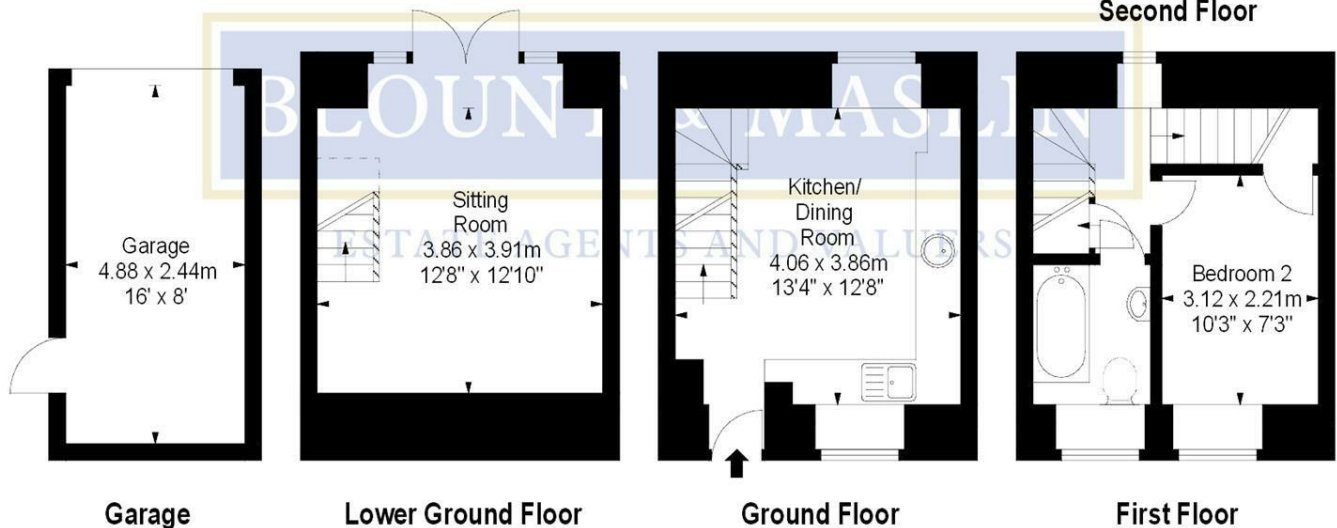


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice