

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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6 Silver Street, Malmesbury

Price Guide £495,000

Charming Grade II Listed cottage (1468 sq ft) in the heart of Malmesbury

4 bedrooms, 3 bathrooms, sitting room, dining room.

Entrance hall, kitchen, utility, conservatory.

Fabulous views from rear overlooking the Old Town Walls.

CHAIN FREE



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The Property

General

Malmesbury

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 9BU

Utility
3.94 x 1.83m
12'11" x 6'

Kitchen
4.98 x 2.57m
16'4" x 8'5"

Dining Room
3.86 x 3.71m
12'8" x 12'2"

Sitting Room
4.52 x 3.51m
14'10" x 11'6"

Ground Floor

Approx. Gross Internal House Area *

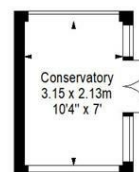
136.38 M² - 1468 Ft²

Approx. Gross Out Buildings Area *

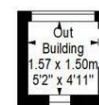
9.10 M² - 98 Ft²

Approx. Gross Total Area *

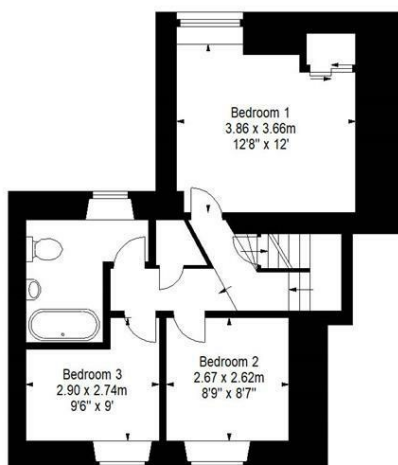
145.48 M² - 1566 Ft²



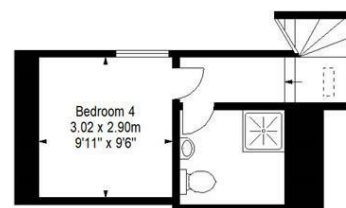
Ground Floor



Ground Floor



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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.