

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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34, Bristol Street, Malmesbury

Price Guide £210,000

A recently refurbished Grade II Listed period cottage (628 sq ft),
in a convenient location, close to the town centre.

2 bedrooms, bathroom with shower. Dual aspect sitting room with log burner,
kitchen and utility area. Shared courtyard garden. Roof top and Abbey views.

NO ONWARD CHAIN



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The Property

The Grade II Listed cottage dates from the 17th Century and was altered in the mid 19th Century. It has elevations of Cotswold stone beneath a tile covered roof and period features include sash windows, a fireplace in the sitting room and exposed stonework and beams. From both bedrooms there are interesting roof top views and the cottage, in general, enjoys good natural light. In recent years extensive improvements have been carried out without losing the property's character, including installing a new kitchen, bathroom and combination boiler. The cottage is presented in excellent order.

The Accommodation

The front door leads into a the dual aspect sitting room which has a fitted multi-fuel stove, an under stair cupboard and wood effect flooring. Old stone steps lead down to a utility area with space for the fridge and washing machine. Off to the left is the kitchen which has a built-in electric oven with a gas hob. The dishwasher is integrated and the boiler is concealed in a cupboard. A door leads out into the shared courtyard. On the first floor there is a double bedroom with a Victorian fireplace surround. The bathroom has a mains shower over the bath and a vanity basin. On the second floor is a further attic bedroom with sloping ceilings and a exposed purlins.

Outside

There is a shared courtyard garden at the rear with

pedestrian access onto Harpers Lane, where parking is available on a first come first served basis, as well as in a number of other locations close by.

General

All mains connected. The gas combination boiler is in the kitchen and supplies central heating and hot water. Council Tax Band B - £1,569.75 payable for 2020/21. There is no EPC as the cottage is Listed.

Location

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 0AX

Proceed to the top of the High Street, bear left and continue past The Abbey to The Triangle. Here turn left onto Bristol Street and the cottage is a short distance on your left.

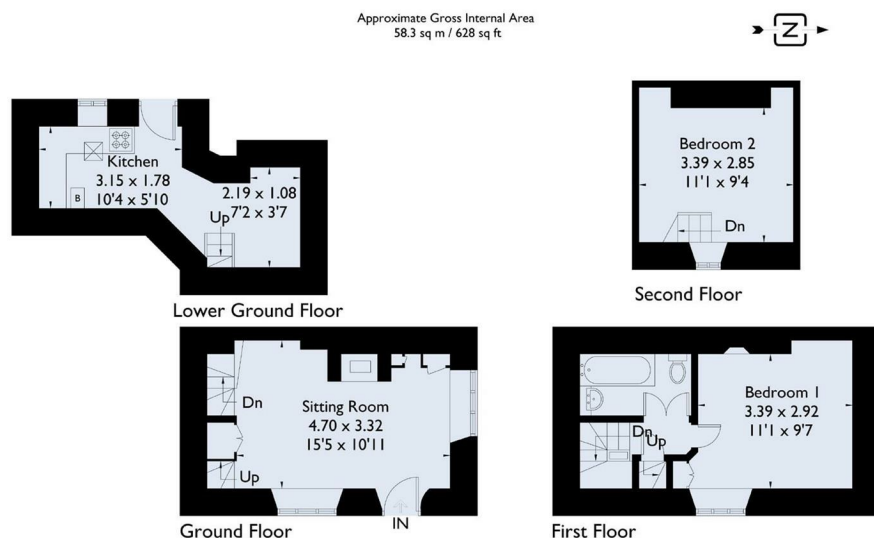


Illustration for identification purposes only. Not to scale
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While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability 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.