

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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24, Silver Street, Malmesbury

Offers Over £250,000

A charming period cottage (568 sq ft), an ideal pied-a-terre, in a desirable and quiet area, just off the town centre.

2 bedrooms, 2 bath/shower rooms. Sitting room with log burner, fitted kitchen with appliances. Small courtyard area.



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The Property

This charming cottage has the advantage of not being Listed, but lies within the Conservation Area of the town. It has many period features and is in a convenient location, just off the town centre, on a no-through road. It has been updated throughout with extensive work on the plumbing and wiring, plus a new kitchen and shower room have been installed. Street parking is available close-by on a first come first served basis, while rented private spaces are available, subject to a waiting list. The gas boiler was replaced in October 2018 and the UPVC windows and front door were replaced in 2019 and are still under warranty.

The Accommodation

The UPVC front door leads into a good sized kitchen/breakfast room with oak flooring. There are a range of units with oak work surfaces including an integrated fridge, freezer and slimline dishwasher. There is an electric oven, gas hob and an extractor over. A bespoke wine cooler is fitted in a wall alcove. There is a shower room off, a cupboard housing the electricity meter and a further cupboard concealing the washing machine. Stairs lead off to the first floor with a window on the landing. The sitting room has an exposed stone wall and fireplace with a log burning stove. Bedroom two next door has a large storage cupboard and a further cupboard concealing the boiler, plus wall shelving. The second floor landing also has a side window. The master bedroom has a tongue and groove clad vaulted ceiling, a storage void and a dormer window with far reaching views. Next door, the bathroom has panelling and a roll top bath with shower attachment.

Outside

At the front is a small courtyard area suitable for pots which has a tap and outside light. The neighbour at No. 26 has a pedestrian right of way to gain access to their cottage.

General

All mains connected. The gas combination boiler was replaced in 2019 and supplies central heating and hot water. Council Tax Band B - £1,569.75 payable for 2020/21. EPC rating E - 52.

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.

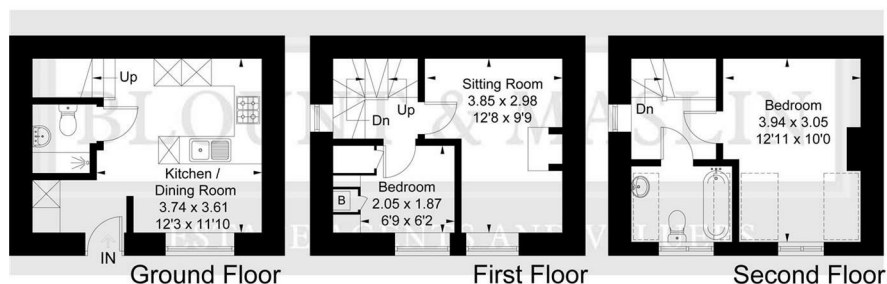
Directions to SN16 9BU

From the Priory roundabout on the outskirts of the town, take the first exit and proceed over the river bridge and up the High Street. Turn right into Ingram Street and then next right into Silver Street, and the cottage is a short distance on your left hand side.

Approximate Area = 58.0 sq m / 624 sq ft



 = Reduced head height below 1.5m



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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.