

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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52, Foundry Road, Malmesbury

Offers Over £275,000

VIDEO TOUR AVAILABLE ON REQUEST - A Listed period cottage (926 sq ft) in a quiet location, half a mile from the town centre.

3 bedrooms plus study area, bathroom with shower. Sitting/dining room, kitchen, utility area and cloakroom. Courtyard garden.

Direct access to a Council Car Park at the rear.

NO ONWARD CHAIN



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The Property

Dating from the mid 19th Century and altered in the late 20th Century, this cottage is one of a pair of three storey chiefly stone properties, beneath a tile covered roof. Period features include sash windows, a painted stone fireplace in the sitting room and exposed timbers. The cottage is unusual of its type in providing a utility area with cloakroom off, and a study area on the landing, in addition to three bedrooms. Vacant possession is immediately available and an early viewing is therefore advised.

The Accommodation

The front door leads into the sitting/dining room which has a fireplace with a log burner. There are painted ceiling beams and a sash window to front with cupboards under. From the dining area an opening leads to the kitchen at the rear. This has a range of wall and base units with granite work surfaces incorporating the built-in electric oven, hob and hood. There is a Belfast sink, slimline dishwasher, tiled floor, plus a window and door to the courtyard. A door to the right of the front door leads to a lobby with stairs to the first floor, and a further door into a utility area. This has plumbing for a washing machine, built-in cupboards and a door off to the cloakroom. On the first floor there is a study area on the landing which has built-in cupboards, one of which houses the gas combination boiler. Bedroom one at the front has a sash window, a Victorian style fireplace and a built-in wardrobe. Bedroom two at the rear is currently used as a study. The bathroom has a shower over the bath. A door on the landing leads to a charming dual aspect attic bedroom with painted beams, wood flooring plus built-in cupboards and drawers.

Outside

At the rear is a small courtyard garden, triangular in shape, with an open left hand boundary to the neighbour next door No. 50. On the right is a mellow brick wall, trellis and a log store. A gate leads to the Council Car Park at the rear approached from Burnham Road. A parking permit is available for £45 pcm.

General

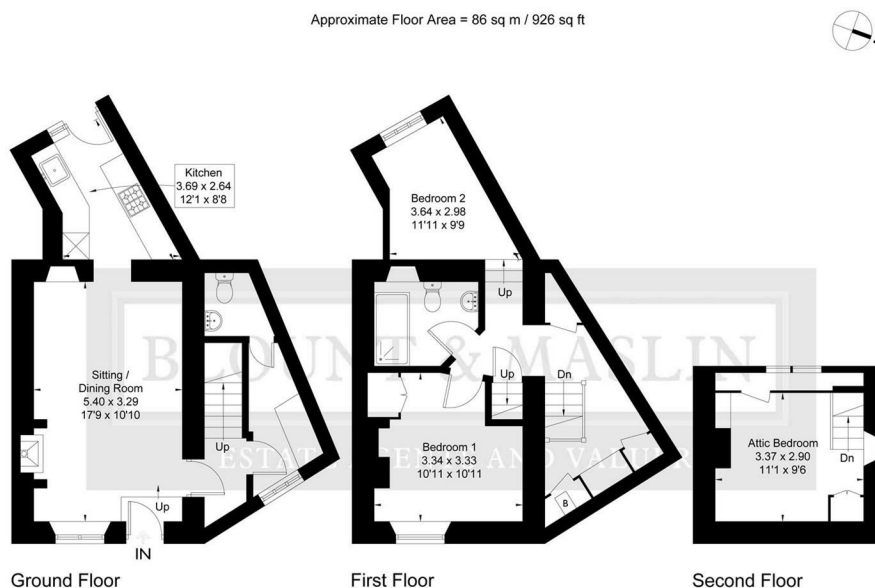
All mains connected. The gas boiler on the landing provides central heating and hot water. Council Tax Band C - £1,879.64 payable for 2021/22. There is no EPC as the cottage is Listed.

Location

The market town of Malmesbury sits on the highly desirable Gloucestershire/Wiltshire borders, just 12 miles from Cirencester, "the capital of the Cotswolds." Malmesbury is reputed to be England's oldest borough, dating from around 880 AD. It has a good selection of shops and a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a "High Performing Academy" secondary school. The 12th century Abbey and Abbey House Gardens together with the nearby Westonbirt Arboretum are significant tourist attractions. The Royal estates of Highgrove and Gatcombe Park are close by and the area is known for its country sports, excellent walking, cycling and water sports. The cosmopolitan city of Bath is 23 miles south-west. J17 of the M4 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 0AW

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Here take the third exit, St Marys Street which leads into the Horsefair. Take the third exit into Foundry Road and the cottage is a short distance on your left.



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