



JAMES PYLE^{Co.}



A4 SECURITY
01249 814486

10 Park Road, Malmesbury, Wiltshire, SN16 0BX

Modern Townhouse
Located on the rural edge of town
2 Reception Rooms
Kitchen/Dining Room
3 Bedrooms
Bathroom & En-suite

Approximately 950 sq ft



01666 840 886
jamespyle.co.uk



4 The Old School, High Street, Sherston, SN16 0LH
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Offers in the region of £287,500

‘Located on the rural edge of Malmesbury and yet within walking distance to the town centre, this modern townhouse benefits from a south-west garden, garage and parking.’



The Property

10 Park Road is a modern townhouse style home well-situated towards the rural edge of Malmesbury and yet within convenient access to the town and many amenities. The property boasts accommodation of some 950 sq.ft. arranged over three floors and benefits from a garage and parking. On the ground floor, the entrance hall is open to a front reception room whilst the rear kitchen/dining room overlooks the sunny garden. On the first floor, there is a further reception room offering versatile living arrangements. Off the landing, there is a bathroom with shower over bath and single bedroom. On the top floor there are two double bedrooms, the principal bedroom of which has the advantage of an en-suite shower room. The garden is laid mostly to patio and gravel terraces ideal for easy maintenance and enjoys a sunny south-west facing aspect. There is a fully insulated timber shed aside a rear pedestrian gate

which leads to the parking and garage. To the side of the garage there is an additional area of grounds owned by number 10 which provides further off-road parking or space for additional storage.

Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4

motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

Tenure & Services

We understand the property is Freehold with mains gas central heating, drainage, water and electricity.

Directions

From Gloucester Road, turn left at the mini roundabout onto Park Road. Follow the road up the hill then take the second right into Park Road. Locate the property on the left hand side. Sat nav postcode SN16 0BX

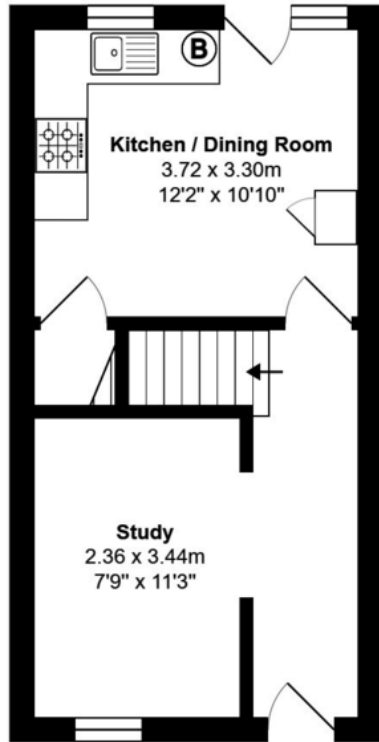
Local Authority

Wiltshire Council

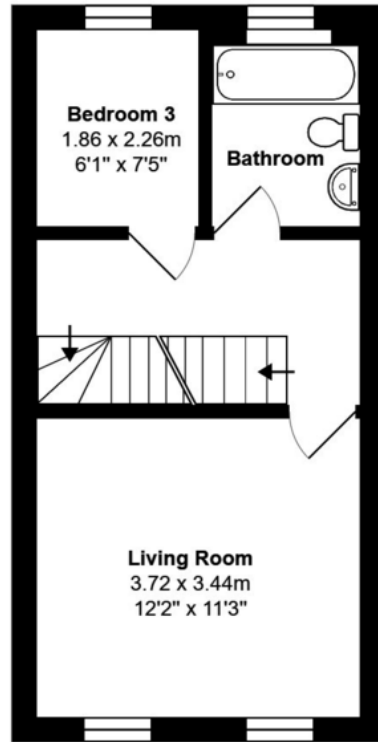
Council Tax Band

D £2,115

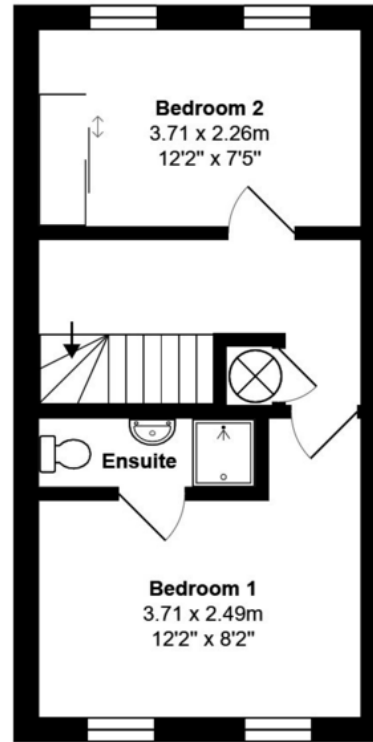




Ground Floor



First Floor



Second Floor

Total Area: 88.3 m² ... 950 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SHERSTON 01666 840 886
 4 The Old School, High Street, Sherston SN16 0LH

PAINSWICK 01452 812 054
 Hoyland House, Gyde Road, Painswick GL6 6RD