

Gastons Road

Malmesbury



Gastons Road Malmesbury

Guide Price: £299,950

*Period Cottage ~ Two Double Bedrooms ~ Exposed Beams ~
~ Outbuilding ~ Wood Burner ~ Off Road Parking ~ Rear Garden ~
No Onward Chain ~*

Lockstones are proud to present 8 Gastons Road, a beautifully presented two bedroom period cottage dating back to 1846. The cottage combines modern living with period charm in a quiet setting whilst being only a moments walk from Malmesburys vibrant High St.

To the ground floor is a living room with feature wood burner and oak surround leading through to the kitchen benefitting from patio doors opening onto the rear garden.

To the first floor is bedroom one with fitted storage and the good sized family bathroom. The attic room benefits from fitted eave storage.

Externally, the property offers a parking space to the front for small vehicle. To the rear is a long garden with patio area and useful outbuilding.



Living Room

Double glazed window to front with window seat. Beautiful feature fireplace with oak surround, stone hearth and inset woodburning stove. Feature exposed beams. Engineered oak flooring. Wall light points. Television point and radiator.

Kitchen Diner

Double glazed patio door and windows to rear. Matching range of wall and base units with roll edge work surfaces over and tiled surround. Inset stainless steel sink drainer with mixer tap. Integrated appliances include oven with hob and stainless steel extractor fan, two larder style fridges, and washing machine. Space and plumbing for dishwasher. Ceramic tiled flooring. Down lights. Television point and radiator. Stairs to first floor with exposed beam work.





First floor

Landing

Stairs to Bedroom Two. Doors to:

Bathroom

Double glazed window to rear. Panel bath with mixer tap, shower attachment and tiled surround. Enclosed and fully tiled double shower cubicle. Pedestal wash handbasin with mixer tap and tiled splashbacks. Low-level W/C. Chrome heated towel rail. Storage cupboard housing boiler. Spotlights.

Bedroom One

Double glazed window to front. Range of fitted storage. Feature fireplace. Exposed beams. Spotlights and radiator.

Second floor

Bedroom two

Picture window to rear with secondary glazed units. Exposed and stripped wood flooring, feature exposed beams and stone wall. Low-level eaves storage and radiator.





Externally Rear Garden

Predominantly laid to laid with patio seating area, useful outbuilding and further timber shed.

To the front is parking for a small vehicle.

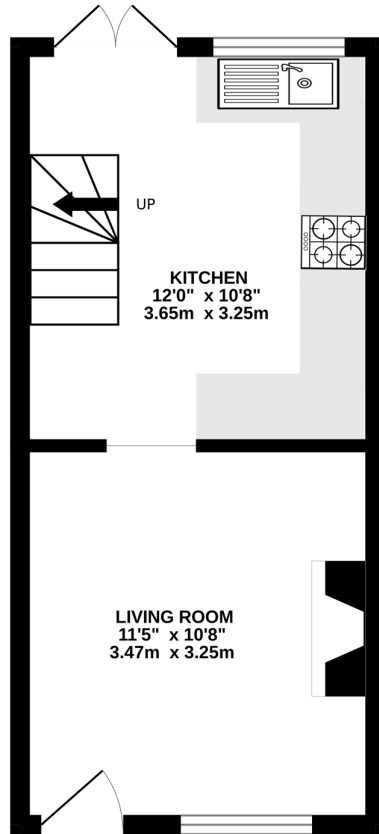
Malmesbury

Malmesbury is an ancient town dominated by its historic Abbey and reputed to be England's Oldest borough. The town offers a range of everyday facilities including a Waitrose, Aldi and Co-Op as well as a number of pubs and restaurants. Malmesbury also benefits from 'Outstanding' Ofsted rated schools and has a real community feel.

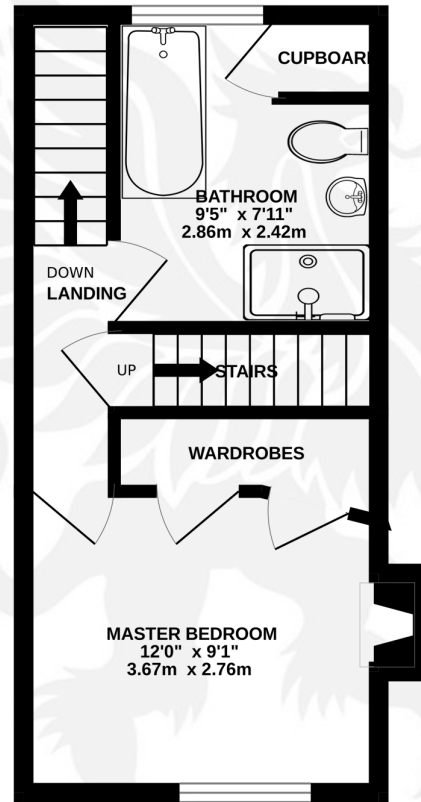
The area is well placed for commuters being accessible to both Junctions 16 and 17 of the M4 , and close to London mainline station in Chippenham, Kemble and Swindon.



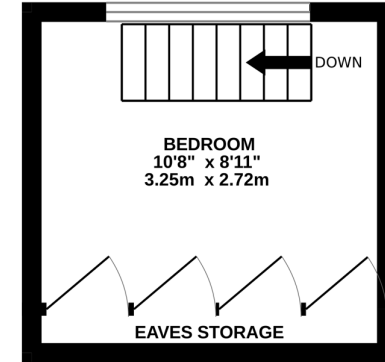
GROUND FLOOR
243 sq.ft. (22.5 sq.m.) approx.



1ST FLOOR
249 sq.ft. (23.1 sq.m.) approx.



2ND FLOOR
109 sq.ft. (10.1 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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