

# Pool Gastons Road

Malmesbury



**LOCKSTONES**  
ESTATE AGENTS

27 Pool Gastons Road  
Malmesbury

Guide Price: £354,950

*Semi-detached house ~ Three Bedrooms ~ Beautiful Enclosed Rear Garden  
~ Decked Area ~ Conservatory ~ Two Workrooms ~ No Onward Chain ~  
EPC Rating: D*

This semi-detached three bedroom home is conveniently located within walking distance of Malmesbury High St and both OFSTED rated “Outstanding” primary and secondary schools.

The accommodation comprises a 17ft dual aspect fitted kitchen which leads through to the laundry room and two useful workrooms. The dining room features a fireplace and opens to the good size conservatory currently used as the sitting room which provides direct access to the fully enclosed rear garden.

On the first floor are three bedrooms which benefit from a range of storage and a family bathroom. Stairs lead to the useful attic room with a Velux window and wood effect flooring.

Externally, the property offers a beautiful enclosed garden with a large shed and greenhouse.



#### **Entrance Hall**

UPVC double glazed window to front. Tiled flooring. Telephone point and radiator. Stairs to first floor. Doors to:

#### **Dining Room**

**17'1 x 10'5 (5.21m x 3.18m)**

UPVC double glazed window to front. Feature fireplace with wooden surround. Laminate wood effect flooring. Television point and radiator. Opening to:

#### **Conservatory / Sitting Room**

**14'2 x 12'11 (4.33m x 3.94m)**

UPVC double glazed windows to rear and side with double doors opening to the rear garden. Wood effect laminate flooring. Wall light points, television point, and radiator.

#### **Kitchen**

**17'1 x 15'3 (5.21m x 4.65m)**

UPVC double glazed window to front and rear. Matching range of wall and base units with rolled edge work-surfaces over. Inset stainless steel one and a half bowl sink drainer with mixer tap and tiled splashbacks Space for a double oven with extractor over. Space for fridge freezer and dishwasher. Access to under stairs storage cupboard and tiled flooring. Spotlights.

#### **Inner hallway**

Tiled flooring with door to the laundry room.





### Laundry Room

Window to side. Space and plumbing for washing machine and tumble dryer. Wall mounted combination boiler and tiled flooring.

### Workroom One

Obscured UPVC double glazed window to front. Linoleum flooring.

### Workroom Two

UPVC double glazed door to front. Matching range of wall and base units with work-surface over. Tiled flooring.

### Covered Area

Doors providing access to rear garden.

### First floor

#### Landing

UPVC double glazed window to rear. radiator. Doors to:

#### Bedroom One

12'1 x 11'5 (3.68m x 3.48m)

UPVC double glazed window to front. Range of fitted storage. Television point and radiator.

#### Bedroom Two

9'6 x 9'4 (2.89m x 2.84m)

UPVC double glazed window to front. Range of built in storage. Wood effect laminate flooring and radiator.

#### Bedroom Three

9' x 7'9 (2.73m x 2.35m)

UPVC double glazed window to rear. Stripped and painted floorboards and radiator.

### Family Bathroom

Obscured UPVC double glazed window to rear. Low-level W/C, panel bath with mixer tap and shower attachment over. Pedestal wash basin. Tiling to principal areas. Half height wood panelling. Tiled flooring. Radiator.

### Second Floor

#### Attic Room

Velux window. Range of fitted eave storage. Wood effect laminate flooring.

### Externally

#### Rear Garden

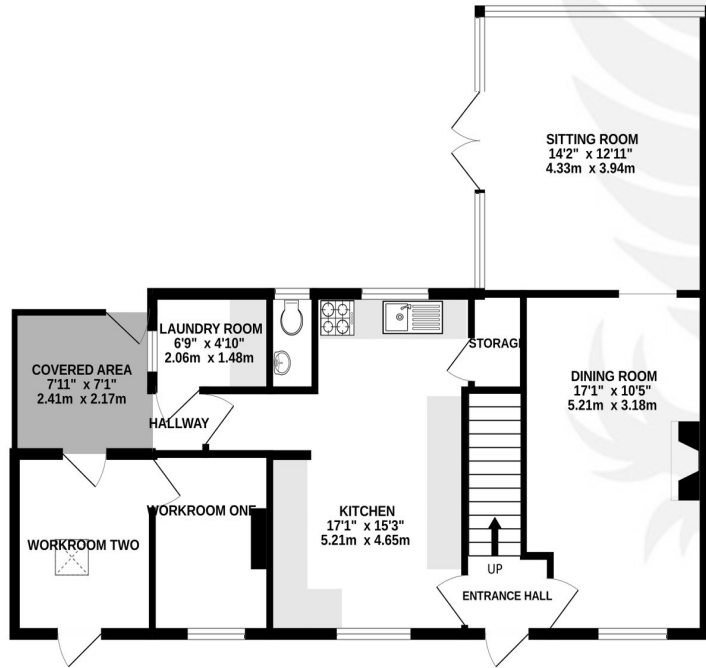
Enclosed with timber panel fencing with raised beds, mature plants and shrub borders. Decked area opening onto lawn. 12ft x 12ft timber shed and greenhouse.

#### Front Garden

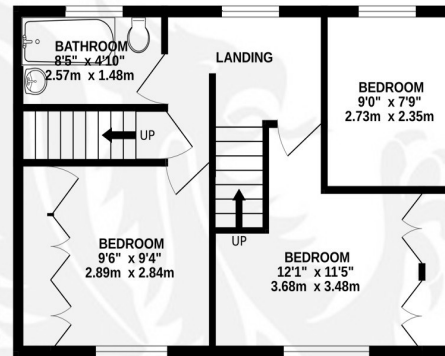
Fully enclosed with hedging and iron gates. Stone chip front borders and pathway to front door.



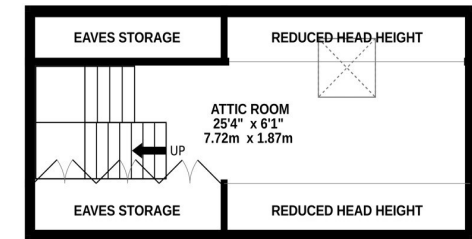
GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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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