

John Betjeman Close

Malmesbury



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14 John Betjeman Close Malmesbury

*Semi-Detached Bungalow ~ Two Bedrooms ~ Kitchen ~
Two Reception Rooms ~ Enclosed Garden ~ Driveway Parking
~ No Onward Chain ~ EPC Rating:*

This bungalow is located on the sought after Reeds Farm development. The accommodation comprises a living room with feature fire place and kitchen, study opening into the conservatory, two good size bedrooms and family bathroom. Externally the property benefits from a well kept rear garden that has been laid to lawn and drive way parking for numerous vehicles.

The property is being offered with no onward chain.



Entrance Hallway

Double glazed front door. Radiator. Doors to;

Living Room 17'5" (5.31m) x 10'7" (3.22m)

Upvc double glazed window to front. Feature fireplace with inset electric fire with stone surround and hearth. Television points. Coving and two radiators. Door to:

Kitchen 10'8" (3.25m) x 7'3" (2.21m)

Upvc double glazed window to side. A matching range of wall and base units with one and half bowl stainless steel sink and drainer with mixer tap and rolled edge worksurfaces over. Tiled splash backs. Integrated oven with hob. Space and plumbing for washing machine, larder style fridge and freezer. Linoleum flooring.

Inner Hallway

Access to part boarded loft space. Airing cupboard with lagged hot water tank. Doors to:

Bedroom One 11'11" (3.63m) x 10'7" (3.22m)

Upvc double glazed window to rear. Radiator.

Bedroom Two 10'8" (3.25m) x 7'3" (2.21)

Upvc double glazed window to front. Radiator.

Bathroom

Upvc double glazed obscured window to rear. Pedestal wash hand basin with tiled splash backs, low level w/c and panel bath with mixer tap and shower attachment over with tiled surround. Extractor fan, down lights and linoleum flooring. Radiator.

Study 8'7" (2.61m x 5'11" (1.79m)

Double doors leading to conservatory. Radiator.

Conservatory 8'11" (2.61m) x 4'8" (1.42m)

Upvc double glazed conservatory with polycarbonate roof. Door to the rear garden. Tiled flooring.

Externally

Rear Garden

Enclosed with timber panel fencing and laid predominantly to lawn with mature tree and shrub borders. Dwarf wall surrounds patio area. Side access. Timber shed.

Front Garden

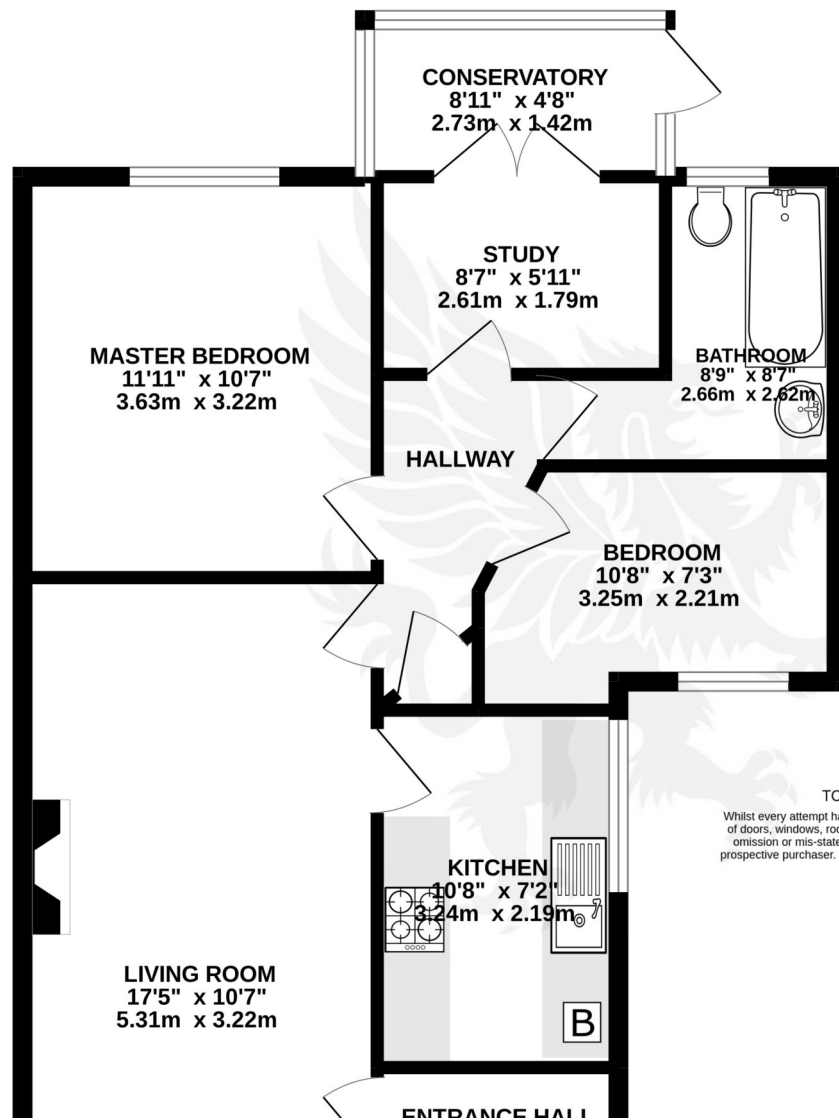
Laid to lawn with shrub borders and gravel path. Tarmac driveway provides off road parking for 2/3 vehicles.

Malmesbury

The market town of Malmesbury sits on the highly desirable Gloucestershire/Wiltshire borders, just 12 miles from Cirencester, "the capital of the Cotswolds." Reputed to be England's oldest borough and dating from around 880 AD, Malmesbury has a good selection of shops, boutiques, everyday convenience stores, restaurants and pubs including a Waitrose and Aldi store. The town also offers a regular farmers market, a library, museum, leisure centre with pool, two primary schools and a "High Performing Academy" secondary school (OFSTED rated "Outstanding") For commuters, the M4 is only 5 miles and train access with direct routes to London Paddington are via Kemble (6 miles), Chippenham (9 miles) and Swindon (11 miles).







TOTAL FLOOR AREA : 655 sq.ft. (60.8 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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Viewing Arrangements

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