



21 Sir Bernard Lovell Road, Malmesbury



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Malmesbury, Malmesbury

An attractive and modern 3 bed family home with a fully enclosed rear garden, garage and allocated parking. Spacious kitchen/dining room and lounge with sliding doors to the garden. Master bedroom with en-suite. Located on popular riverside development.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedrooms
- Fitted Kitchen Diner
- En-suite, Cloakroom & Family Bathroom
- Enclosed Rear Garden
- Allocated Parking
- Garage





Kitchen Diner

15' 1" x 8' 2" (4.60m x 2.50m)

uPVC double glazed window to front. Matching range of wall and base units with inset one and a half bowl stainless steel sink and drainer with mixer taps and worktops over. Integrated 'Smeg' dishwasher, eye-level microwave, oven, fridge freezer, and gas hob with stainless steel extractor over. Tiled splashbacks. Tiled flooring, extractor and spotlights. Television point. Radiator.

Living Area

uPVC double glazed sliding doors to rear garden. Telephone and television points. Oak flooring. Radiator.

First Floor, Landing

uPVC double glazed window to side. Access to loft space. Door to airing cupboard housing boiler and water tank. Radiator.

Master Bedroom

12' 10" x 8' 2" (3.90m x 2.50m)

uPVC double glazed window to rear. Television point. Radiator. En-suite with pedestal hand wash basin and low level w/c. Enclosed and fully tiled shower cubicle with shower over. Heated towel rail, extractor, and linoleum flooring.

Bedroom 2

9' 6" x 8' 2" (2.90m x 2.50m)

uPVC double glazed window to front. Radiator.

Bedroom 3

uPVC double glazed window to rear. Radiator.

Family Bathroom

Obscured uPVC window to front. White bathroom suite with panel bath and tiled surround, low level w/c and pedestal hand wash basin with mixer tap over. Tiling to principle areas. Linoleum flooring. Heated towel rail.

Allocated Parking

The property benefits from a garage and an allocated parking area.



GARDEN

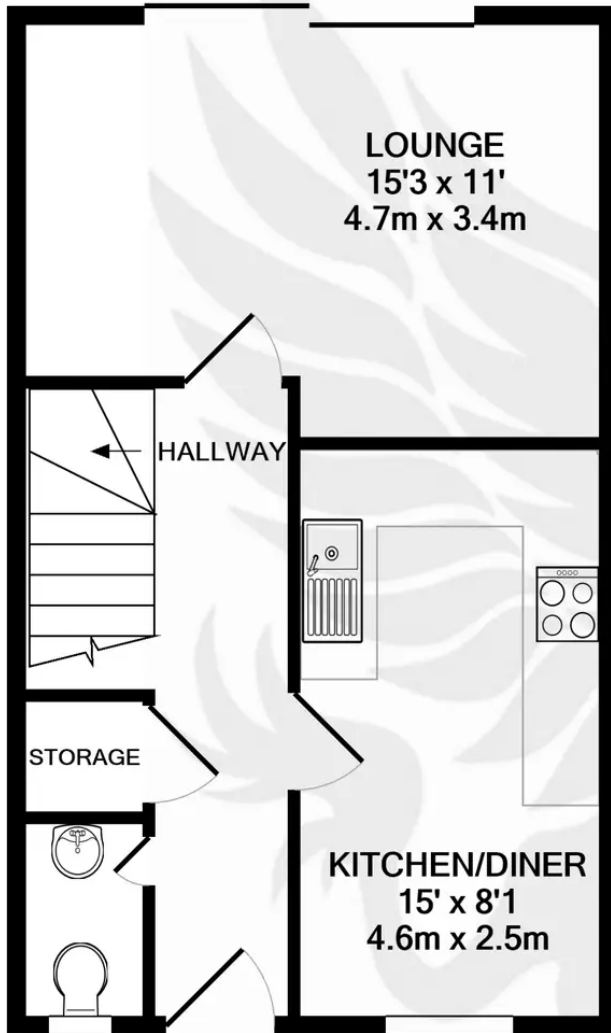
Fully enclosed garden predominantly laid to lawn with patio area. Personal gate leading to parking area and garage.

GARAGE

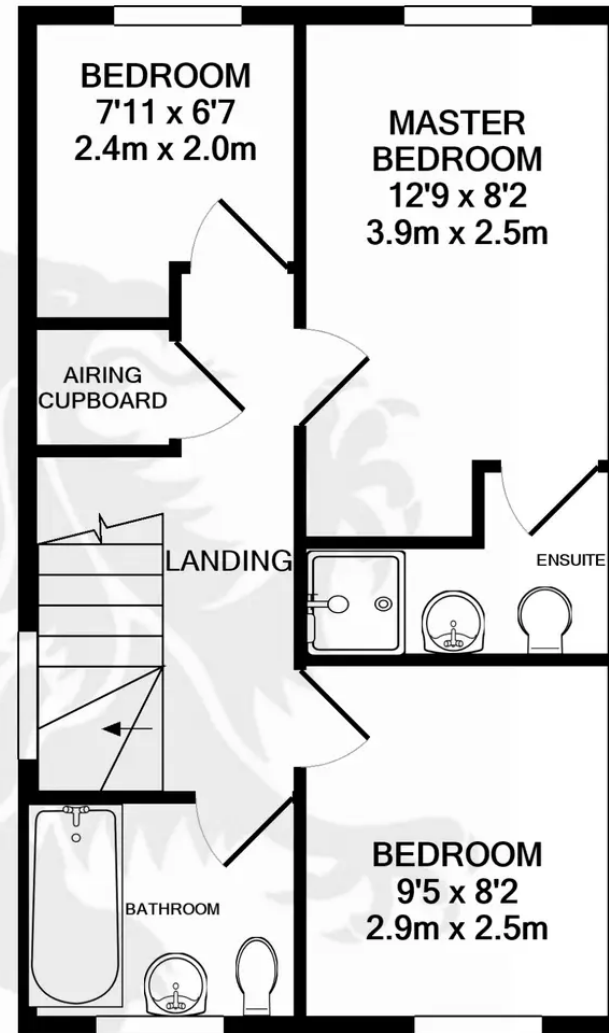
Single Garage

The property benefits from a garage and allocated parking area.





GROUND FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 792 SQ.FT. (73.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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