



The Triangle, Malmesbury
Malmesbury, SN16 0AH



45/47 The Triangle, Malmesbury, Wiltshire, SN16

A handsome Grade II listed three/four bedroom town house located in a prominent position in the heart of the town.

- Handsome Town House
- Tastefully Presented
- Three/Four Bedrooms
- Grade II Listed
- Interior on Four Floors
- Central/Prominent Position
- Retains Period Features
- Courtyard Garden
- Large Cellar

£365,000



Located in a prominent position within the town this handsome double fronted Grade II listed town house with attractive lime washed elevations beneath a Cotswold stone tiled roof. The interior, which is arranged over four floors, retains character and detail typical of the period to include exposed timbers and brickwork and sash windows. The ground floor comprises a charming sitting room with log burning stove, a spacious dining room and galley kitchen. Stairs from the dining room lead down to large cellar with two interconnecting rooms which could be converted to additional living space, subject to the usual planning consents. There are two bedrooms and family bathroom on the first floor with two further attic bedrooms on the second floor. A door from the kitchen opens into an enclosed courtyard garden.

SITUATION

Conveniently located in the heart of this historic town, yet within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops and amenities, a Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 15 minutes.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band D

Mains water, gas and electricity.



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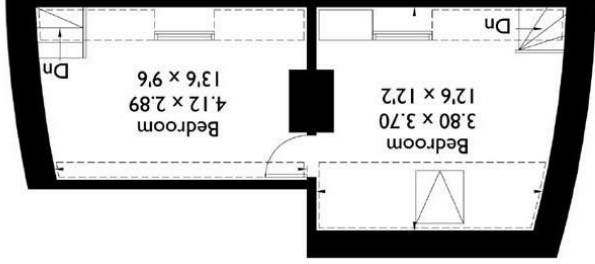
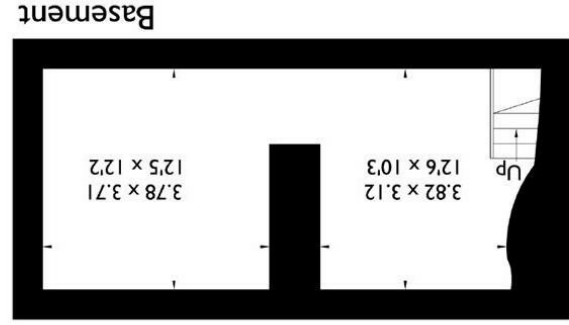
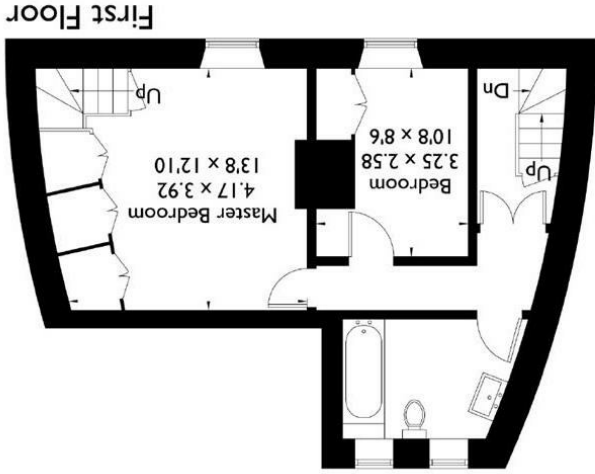
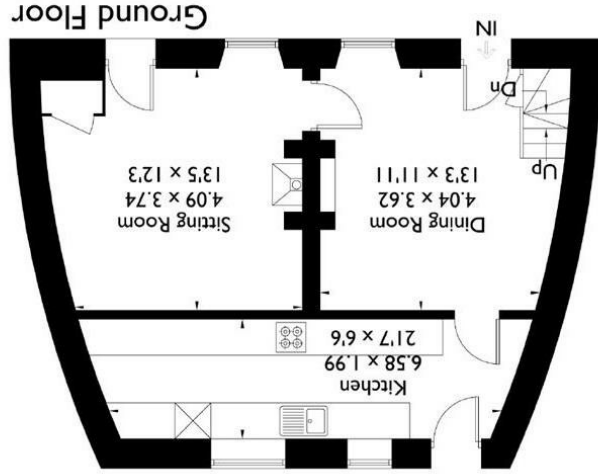
Email: malmesbury@strakers.co.uk

Tel: 01666 829292

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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Approximate Gross Internal Area
118.5 sq m / 1276 sq ft
29.8 sq m / 321 sq ft
Total = 148.3 sq m / 1597 sq ft



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