



2, St Aldhelms Close, Malmesbury

Price Guide £299,950

A non-estate town house (1073 sq ft), in a convenient location.

3 double bedrooms, bathroom and en suite shower. Hall, cloakroom, sitting room, kitchen/breakfast room. Enclosed south-east facing garden, garage and driveway parking for two cars.

NO ONWARD CHAIN



2 St Aldhelms Close, Malmesbury

The Property

Built in 2003 by Cirencester based Colburn Homes, the current owners purchased in 2007, and have since made a number of improvements. There are double doors from the kitchen/breakfast room to the sitting room, making the ground floor flow much better, and wood flooring has been added to the hall and sitting room. The south-east facing rear garden is a sun-trap and has been terraced, paved and gravelled for ease of maintenance.

The Accommodation

There is a canopy porch over the front door which leads into the hall, which has a cloakroom and staircase off. On the right is the kitchen/breakfast room, with a built-in fridge, freezer, dishwasher, electric double oven, gas hob and extractor over. There is under-counter space for two further appliances and a cupboard housing the gas boiler. Double doors lead to the sitting room at the rear, also accessed from the hall. There are double doors into the garden and a fireplace surround with a gas fire. On the first floor landing there is an airing cupboard with the hot water cylinder. There are two double bedrooms, both with built-in wardrobes, and a family bathroom with a shower over the bath. A door leads to a lobby with stairs to the second floor and the master bedroom. This has a built-in wardrobes and an en suite shower.

Outside

There is a shrub border and a path to the front door, which continues around the side to gated access to the rear garden, adjacent to the garage. The garden is terraced on two levels with paved and gravel areas. There are two external power outlets. one by the house and one by the side door into the garage.

Garage

17'7" by 8'5" (5.37m by 2.58m)

Up-and-over door to front plus side door. Power and light. Eaves storage space. There is tandem parking for two cars on the drive.

General

All mains connected. The gas boiler is in the kitchen. Council Tax Band D - £2,018.26 payable for 2020/21. EPC rating C-71.

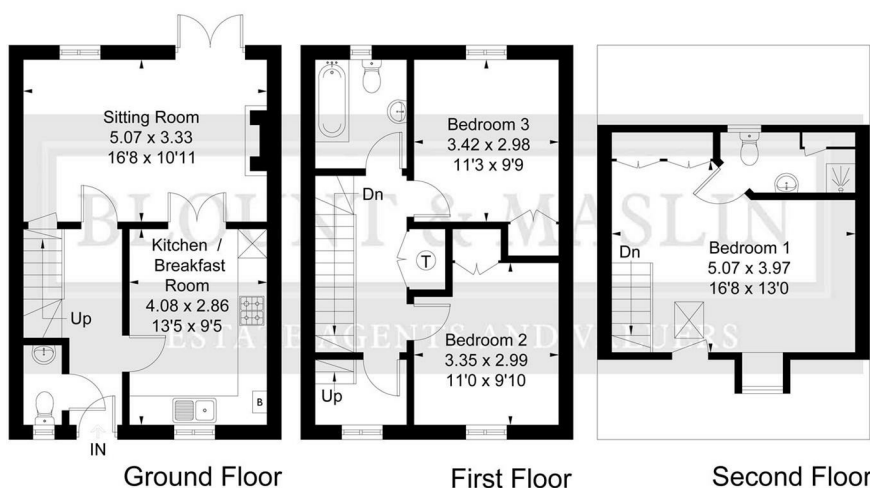
Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

Directions to SN16 0DJ

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Turn right and proceed down Gloucester Road to the mini roundabout. Turn left into Park Road, continue past Willow View Close on the left and take the next left into St Aldhelms Road. Proceed up the hill and turn right into St Aldhelms Close.

Approximate Area = 99.7 sq m / 1073 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.