

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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11, Hanks Close, Malmesbury

Price Guide £275,000

A semi-detached bungalow (567 sq ft), on the popular Reeds Farm Estate.

2 bedrooms, bathroom. Hall, sitting/dining room, kitchen.

Front and rear gardens, ample driveway parking.

CHAIN FREE



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The Property

This semi-detached bungalow has elevations of red brick and was built some 30 years ago. Whilst the property would now benefit from some updating, the current owner has replaced the windows and doors with UPVC double glazed units and a Worcester gas fired condensing boiler has been installed. At the rear is an attractive terraced garden enjoying a south-easterly aspect and good degree of privacy.

The Accommodation

The front door leads into a lobby with a further door into the sitting/dining room which has a wide bow window to the front. A door leads off to the kitchen which has a good range of units and a door to the side. A further door from the sitting room leads to the inner hall with the airing cupboard. Both bedrooms are at the rear overlooking the garden. The bathroom has a mixer tap with shower attachment.

Outside

A block paved driveway provides parking for two cars in front of the property. A car port to the side provides further parking and/or useful covered storage for wheelie bins etc. The rear garden has been thoughtfully landscaped with a good sized paved terrace, lawned areas and well stocked shrub borders.

General

All mains connected. The gas boiler is in the kitchen.
Council Tax Band C - £2035.25 payable for 2023/4.
EPC rating D-68.

Malmesbury

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 23 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 Academy secondary school, rating outstanding by Ofsted. 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 9UA

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here turn right and continue down Gloucester Road, over the roundabouts, and branch right onto Reeds Farm estate. Turn left into Webbs Way and take the third left onto Michael Pyms Road, and the third left into Hanks Close. Continue along bearing left and the property is on your left hand side.

