



5, Bremilham Rise, Malmesbury

Price Guide £259,950

A spacious family home (958 sq ft) in a convenient location for primary and secondary schooling, plus access to the town centre and country walks.

3 double bedrooms, family bathroom. Hall, cloakroom, sitting room, dining room, kitchen, utility cupboard. South facing rear garden. Potential for off-road parking.

NO ONWARD CHAIN



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The Property

Built some 50 years ago by the Local Authority, this spacious family home represents excellent value for money and has been much improved by the current owners since they purchased some six years ago. They have installed gas central heating with a combination boiler, cavity wall insulation, a new kitchen and replaced the flooring throughout, with wood effect hard wearing laminate on the ground floor and carpets upstairs. The house is presented in good order, and benefits from a south facing rear garden. The current owners park two cars at the front of the property albeit for this to be formalised, consent would need to be obtained for a drop-kerb.

The Accommodation

The front door leads into a good size hall. There is a coats cupboard, cloakroom and an under stair cupboard which has plumbing for the washing machine. The large sitting room overlooks the rear garden and has stairs off to the first floor. The dining room has sliding doors to a covered outdoor seating space, and an opening off to the kitchen at the front. This has a range of units with a built-in electric oven, gas hob and extractor hood. There is a space for an upright fridge/freezer and an integrated slimline dishwasher, with space for a full size one if required. The shelved larder cupboard is a useful feature. On the first floor landing there is an over-stair storage cupboard and the linen cupboard which also houses the gas boiler. The dual aspect main bedroom has space for a large wardrobe and, like bedroom two, overlooks the rear garden and enjoys a southerly aspect. The third bedroom at the front is also a double. The family bathroom has a mains shower over the bath.

Outside

At the front is a gravelled area with space for the bins etc. At the rear a covered pergola provides an outdoor entertaining space and leads onto a garden laid to lawn with borders and a shed. There is gated rear access.

General

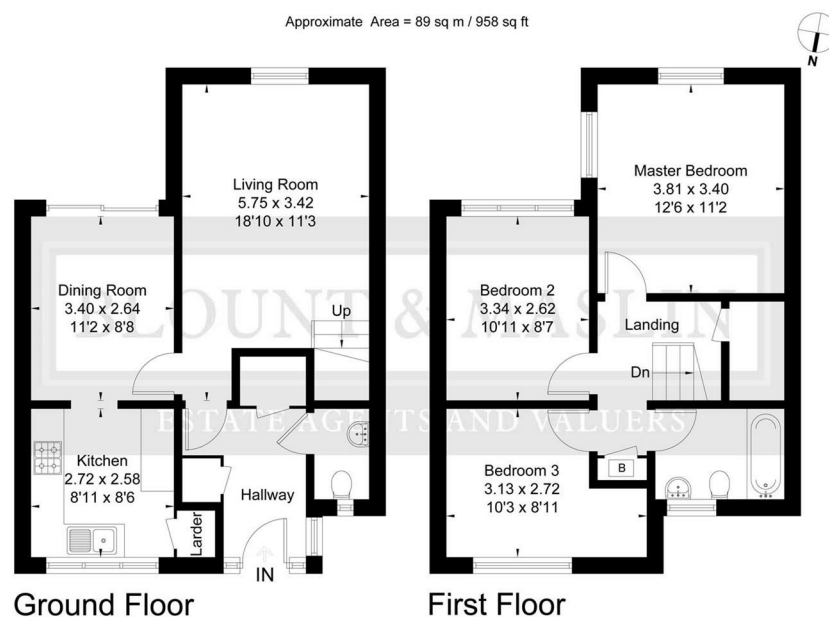
All mains connected. The gas combination boiler supplies central heating and hot water. Council tax Band B - £1,780.84 payable for 2023/24. EPC rating C - 70.

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 0DH

At the top of the High Street bear left and continue until the Triangle. Here turn left onto Bristol Street and, after about quarter of a mile, turn right into Bremilham Rise. Bear right and the house is on your right hand side.



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