

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 8, St. Giles Close, Lea

## Offers Over £250,000

**\*UNEXPECTEDLY RE-AVAILABLE\*** An end of terrace home (1232 sq ft), in need of some updating, with potential to extend, and a lovely open rear aspect. In all 1443 sq ft.

3 bedrooms, bathroom. Porch, hall, sitting room, dining room, conservatory, kitchen, utility room and WC. Tandem garage, driveway parking.

CHAIN FREE



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# 8 St. Giles Close, Lea

## The Property

In the same ownership since it was built in the 1950's by the local authority, this end of terrace home was changed to traditional cavity wall construction some 35 years ago. The property benefits from UPVC double glazing including external doors and a conservatory at the rear, which takes full advantage of the view over the adjoining fields. An oil fired boiler supplies central heating and hot water. There is ample scope to enlarge the property utilising the garage and utility areas, subject to obtaining the necessary planning consent.

## The Accommodation

The front door leads into a porch with a further door to the hall. There is a staircase off with under stair storage and fitted cupboards. On the right, the sitting room has an open fireplace with built-in cupboards to the side. An opening leads through to the dining room at the rear, which has further storage cupboards and three bi-fold doors onto the conservatory, which in turn has double doors into the garden. Off the dining room is a kitchen with a pantry and a door to the side entrance passageway, with front and rear doors. Leading off is the utility room with the oil boiler, a former coal store providing useful storage, and a WC. On the first floor landing there is a side window and access to the loft. The main bedroom at the rear enjoys the open aspect and has sufficient space for an en suite, helped by having two windows and being next to the family bathroom. There are two more bedrooms at the front, a double and a generous single which includes the stair bulkhead.

## Outside

A block paved drive provides off-road parking for two cars in front of the garage. The enclosed front garden is mainly paved with a corner shrub border. At the rear is a patio and areas of lawn. The oil tank is behind the garage.

## Garage

With power and light.

## General

Mains water, electricity and drainage are connected. Council tax band C - £1,954.19 payable for 2024/25. EPC rating band F - 34.

## Location

The popular village of Lea lies about two miles east of Malmesbury and has a church, public house, primary school, playgroup and recreation field with tennis court and play park. The nearby town of Malmesbury caters for most everyday requirements with Chippenham, Cirencester and Swindon all offering more comprehensive facilities. The village is readily accessible to Swindon fifteen miles distant and Junction 17 of the M4 motorway, about six miles south, provides access to the area's major employment centres.

## Directions to SN16 9PQ

From Malmesbury head towards Brinkworth on the B4042. After one and a half miles turn left signposted Lea. Continue past the Church and the left hand turning to Little Badminton Lane. The entrance to St Giles Close is towards the far end of the village on your right hand side.

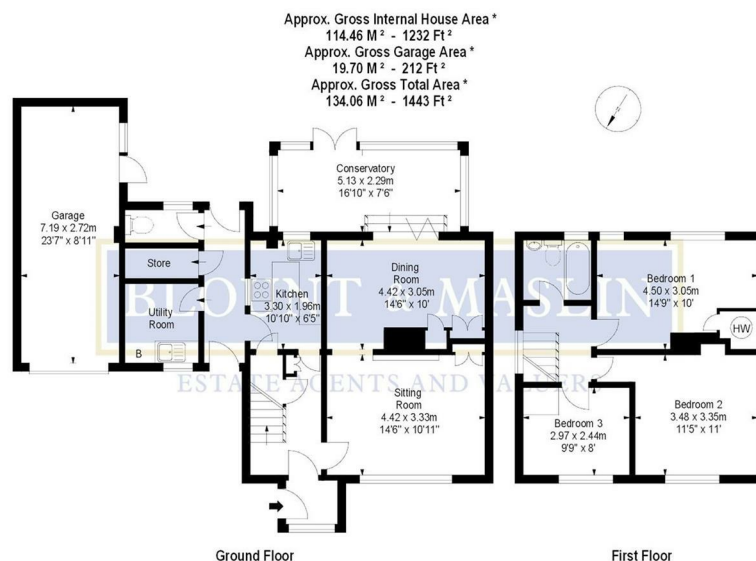


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice