



55, Avenue De Gien, Malmesbury

Price Guide £195,000

A mid terraced coach house (854 sq ft) in a convenient location on the northern edge of the town.

Large double bedroom, en-suite bathroom, with shower over the bath. Open plan kitchen/dining/sitting room, cloakroom. Garage and allocated parking space.



55 Avenue De Gien, Malmesbury

The Property

Built in 2008, this coach house has elevations of reconstituted stone beneath a tile covered roof. The windows are UPVC double glazed and a gas combination boiler supplies radiators and hot water. It is presented in excellent order throughout and has a garage plus allocated parking space. We are advised by Maison Let the current rental value is £800-850 pcm.

The Accommodation

The front door leads into a lobby with stairs to a landing with rooflight to the rear. On the left is the cloakroom and open plan sitting/dining/kitchen. This is a lovely light and airy space benefitting from natural light from windows to front and rear. The well fitted kitchen has a built-in electric oven, gas hob and extractor hood over. There is space for a fridge freezer and washing machine. Off the landing is the large double bedroom with built-in wardrobes, access hatch to loft space, and en-suite bathroom with shower over the bath.

Outside

There is an allocated parking space in front of the garage on the block paved drive. While there is no garden space, the Filands playground is conveniently close by.

Garage

This has power and light plus a useful storage room to the rear.

General

All mains connected. The gas combination boiler is

in the kitchen. Council Tax Band B - £1,789.84 payable for 2023/24. EPC rating band C - 75. The property owns the freehold of the two other garages which are held on a 999 year lease which commenced in 2007. The owner is required to insure the whole property and is entitled to collect the proportional insurance cost from the other three garage owners.

Malmesbury

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 9GX

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here turn right, continue down Gloucester Road and go straight over the next three roundabouts onto Tetbury Hill. At the top of Tetbury Hill take the right hand turning into Avenue de Gien. Take the next left into Loiret Crescent, continue around the right hand bend and turn right immediately after No 22, where the property can be found in front of

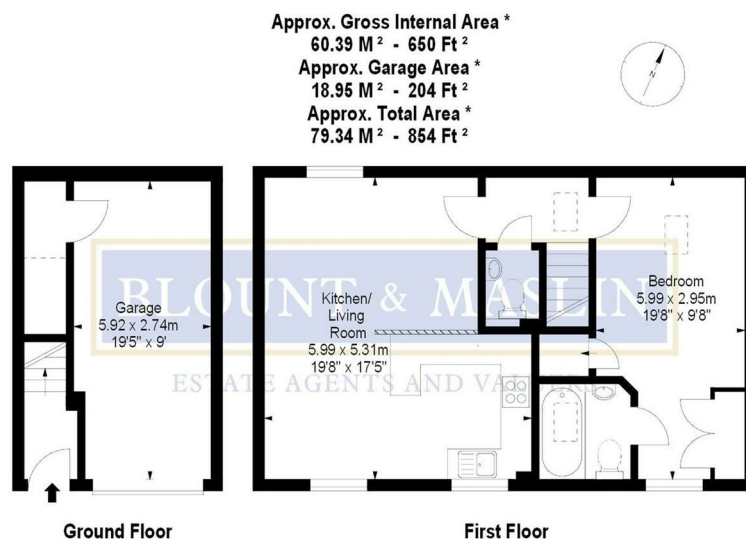


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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.