



8, Avenue de Gien, Malmesbury

Price Guide £385,000

A three storey town house (1190 sq ft), with a partly walled southerly garden, in a popular residential area, towards the edge of the town.

4 double bedrooms, en suite shower, family bathroom. Hall, cloakroom, kitchen, sitting/dining room room. Garage, allocated parking space.



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The Property

Built in 2008 by Persimmon Homes, and in the same ownership since 2013, this well presented home offers excellent accommodation arranged over three floors. The rear garden is part walled and enclosed, benefitting from a southerly aspect. All four of the bedrooms are doubles, and all have two windows making them light and airy. A short distance away from the rear is a garage with an allocated parking space in front.

The Accommodation

The front door leads into a hall with wood flooring. Leading off is a cloakroom and the stairs. The kitchen has a range of units with a built-in electric double oven and gas hob with extractor over. There is an integrated fridge, freezer and dishwasher together with space for a washing machine and a water softener under the sink. The sitting/dining room has a large under stair cupboard with power and light. On the first floor landing there is an airing cupboard with the pressurised hot water cylinder. The main bedroom at the rear has an en suite shower, while there is a further double bedroom at the front. On the second floor landing, there is a useful cupboard plus access via a ladder to the part boarded loft with light. On this floor there are two further double bedrooms, and a family bathroom with shower over the bath.

Outside

At the front there is an area covered with bark chippings and a tap. The enclosed rear garden is paved with gravelled areas in a courtyard style and has an external power supply and a shed. A gate leads out to the rear with the garage a short distance away.

General

While the house is Freehold, the garage is Leasehold. The owner of the Coach House above the garage has a right to recover a proportion of the insurance costs of the garage albeit the current owners have never been asked to contribute. All mains are connected. The gas boiler is in a kitchen cupboard. Council Tax band D - £2,289.65 payable for 2023/24. EPC rating C - 74.

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 9GY

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 two roundabouts onto Tetbury Hill. At the top of Tetbury Hill take the first turning on your right into Avenue de Gien. The house is a short distance on your right, denoted by our 'For Sale' board.

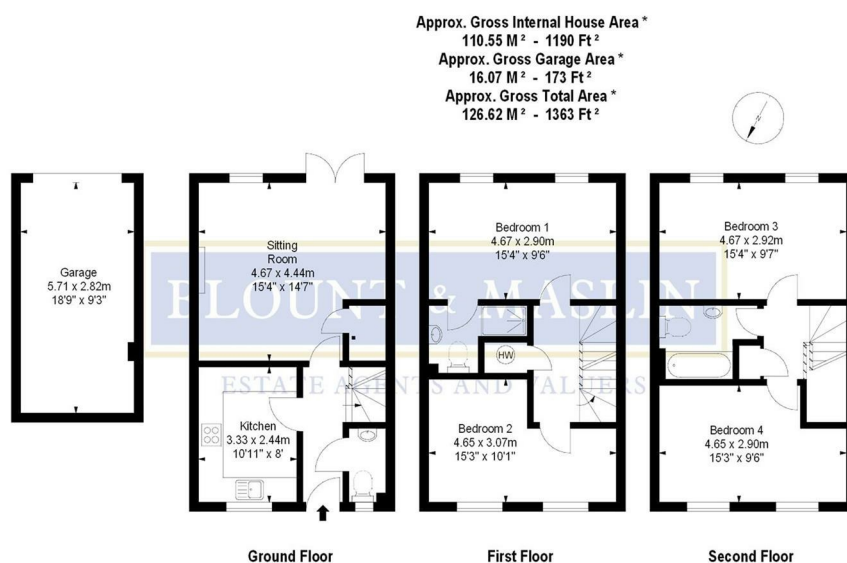


Illustration For Identification Purposes Only. Not To Scale

* 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.