



63 Avenue de Gien, Malmesbury, Wiltshire, SN16 9GX

Modern townhouse
3 double bedrooms
Living room and conservatory
Bathroom and en-suite
Dressing room/office
Garage and parking
Enclosed rear garden
Walking distance to the town



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £375,000

Approximately 1,340 sq.ft excluding garage

‘Situated within walking distance to the town and many amenities, this modern townhouse boasts 3 double bedrooms, a garage and parking’

The Property

This very well-presented terraced townhouse is situated within convenient reach to many of Malmesbury amenities including the town centre, schooling and Dyson HQ. Built in 2008, the property is located towards the quiet edge of this popular residential development a short stroll away from an open green and boasts well-proportioned accommodation arranged over three floors extending in all to 1,340 sq.ft.

Accessed from the entrance hall which has a cloakroom off, the ground floor comprises a front kitchen with ample fitted units, a spacious living room with a large under stairs cupboard and double doors opening to the rear all-weather conservatory/dining room. On the first floor, there is a modern white-suite family bathroom and two double bedrooms, both with excellent built-

in wardrobes. The top floor boasts a magnificent master suite which has both an en-suite shower room and separate dressing room again with built in wardrobes, which could also be utilised as a nursery or home office.

The property benefits from a garage with private parking in front whilst there is plenty of further on street parking available within the close. The rear landscaped garden is easy to maintain with a lawn and raised timber decking perfect for alfresco dining. An exclusive side gate from the garden provides access for garden maintenance and bins leading towards the garage block.

Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West



Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Aldi, Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

Additional Information

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. There is a peppercorn rent and a 10% insurance

contribution for the garage payable to the coach house above of c.£30 p/a. Superfast broadband is available and there is excellent mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

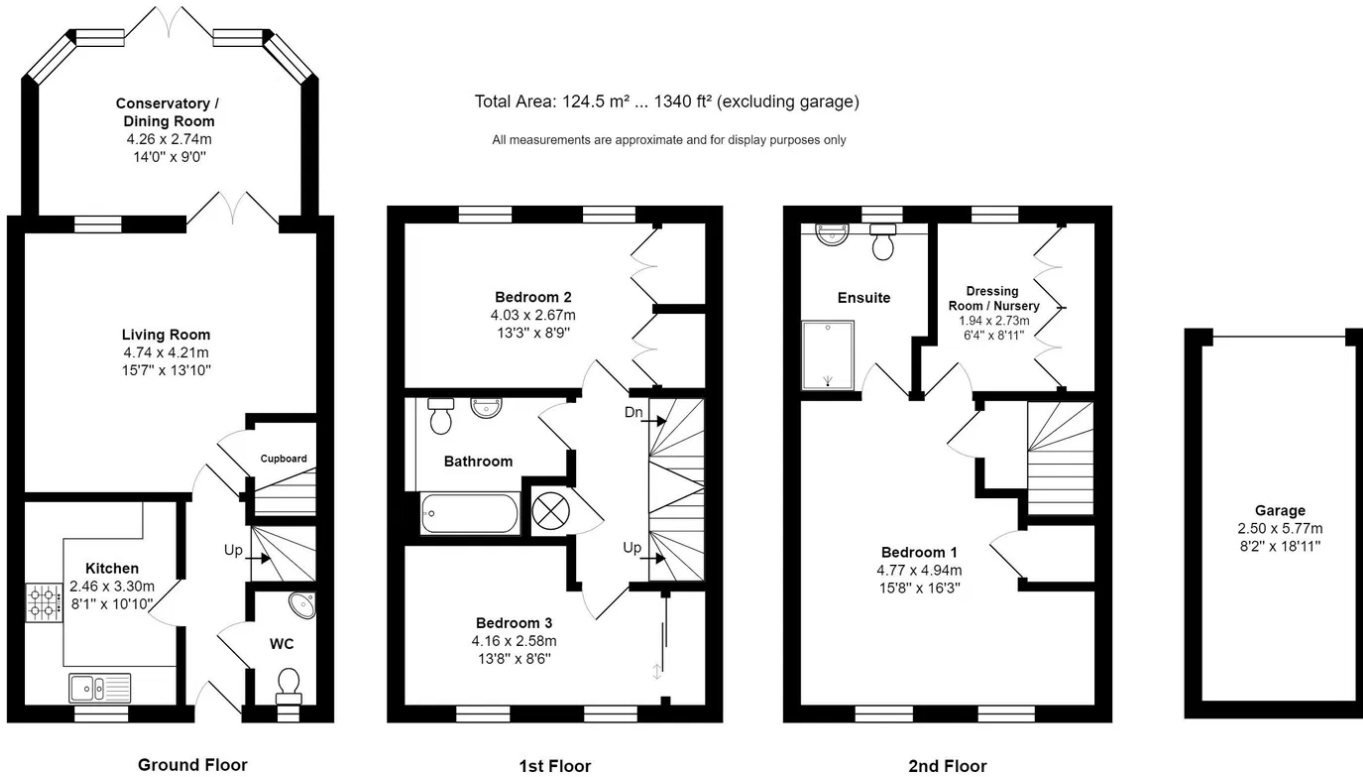
Directions

Follow Gloucester Road from the centre of Malmesbury and proceed straight over the three consecutive mini-roundabouts. Head up Tetbury Hill and take the last right hand turn into Avenue De Gien, opposite Dyson HQ. Follow the road around to locate number 63 as one of the last houses on the left.

Postcode SN16 9GX.

What3words: ///acids.tutorial.knitted





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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