



JAMES PYLE & CO



3 Jubilee Gardens, Malmesbury, Wiltshire, SN16 0AB

Terraced modern house
Extended accommodation
4 bedrooms plus study
Kitchen/diner and living room
Garage and parking
South-facing garden

Small close of only 4 homes

Easy walking distance to schools and
amenities

No onward chain



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £385,000

Approximately 1,269 sq.ft

‘Forming part of a small close of only 4 homes, this terraced house has been extended offering 4 bedroom accommodation and a sunny south-facing garden.’

The Property

This mid-terraced house has been recently extended creating a versatile family home. Built by Colburn Homes, the property forms part of a small close comprising only 4 homes located in a popular residential area of Malmesbury just a short walk to both the primary and secondary schools and other amenities. The accommodation spans over three floors to some 1,269 sq.ft. plus an integrated garage. The ground floor comprises an entrance hall with WC off and inner access to the garage. At the rear, the kitchen/dining room is open plan to the new addition of the living room with double doors out to the garden. The kitchen has been recently refitted with gloss units and a built-in fridge/freezer, dishwasher and plumbing for a washing

machine. Upstairs on the first floor, the bathroom has also recently been updated with a separate shower unit and bath. There are two bedrooms on the first floor plus a separate study/office adjoining one of the bedrooms. On the top floor there are two further bedrooms including the principal bedroom which has built-in storage and an en-suite shower room. The sunny south-facing rear garden is laid for easy maintenance with patio paving enclosed by timber fencing with rear access. There is private off-street parking for two cars on the front driveway.

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).

Tenure & Services

We understand the property is Freehold

with mains gas central heating, mains drainage, water and electricity.

Directions

From Gloucester Road, turn left at the mini roundabout onto Park Road. Follow the road up the hill then take the third left into Jubilee Gardens. Postcode SN16 0AB. What3words ///diet.headlight.tooth

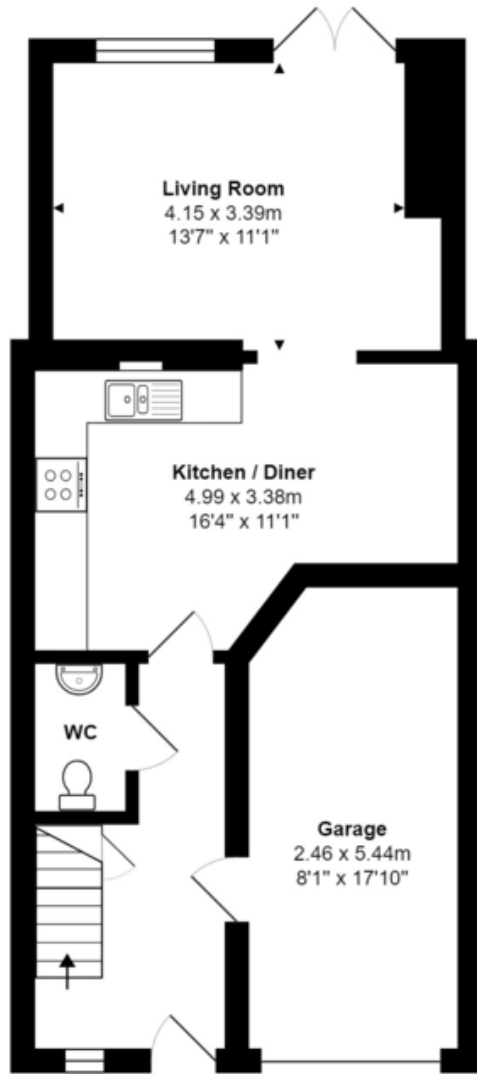
Local Authority

Wiltshire Council

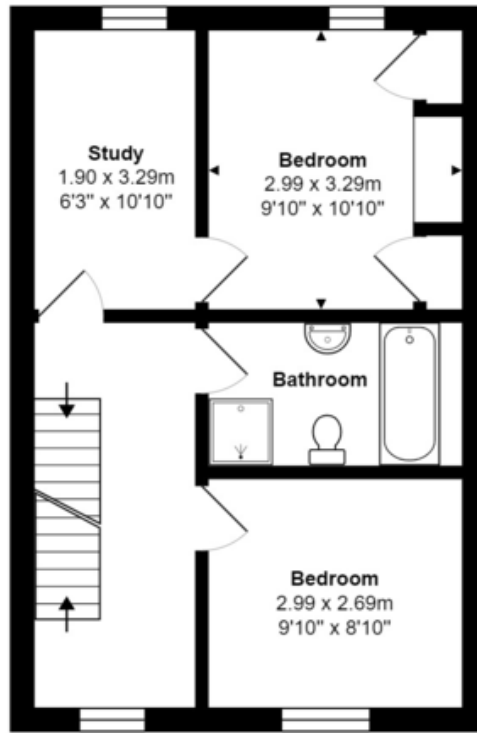
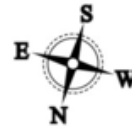
Council Tax Band

D £2,178

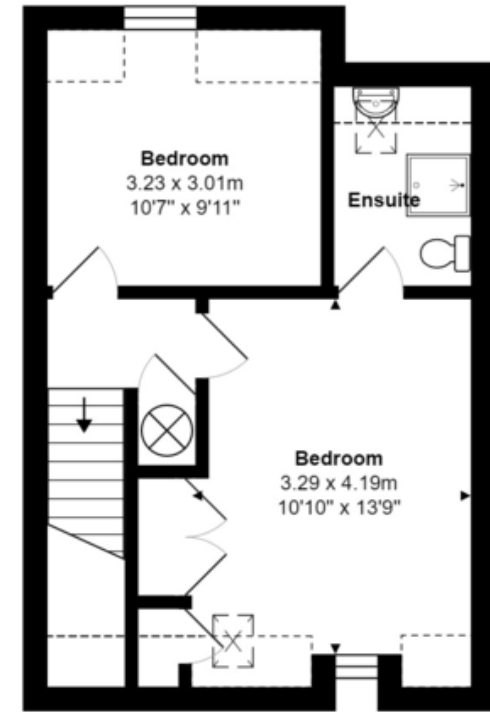




Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577