

PerryBishop

PROPERTY MADE PERSONAL

Hanks Close, Malmesbury, Wiltshire, SN16 9UA



Charming semi-detached bungalow • Located in a quiet cul-de-sac location within the popular Reeds Farm development • Open plan sitting/dining room • Two good size bedrooms • Well maintained rear garden • Driveway parking located to the side of the property • Single detached garage • Front garden mainly laid to lawn • EPC C



Hanks Close,

Malmesbury, Wiltshire, SN16 9UA

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

This charming semi-detached bungalow is located in a quiet cul-de-sac within the popular Reeds Farm area.

The bungalow offers a modern and homely living space comprising entrance hall, open plan sitting/dining room with aspect overlooking the front garden, fitted kitchen the side entrance, there are two double bedrooms and bathroom with modern white suite. The spacious layout allows for flexible living arrangements, ideal for individuals or small families

Featuring a well-maintained rear garden with patio, greenhouse and large wooden shed. There is a front garden which is mainly laid to lawn.

Driveway parking is located to the side of the property plus a single garage.

Located in a secure neighbourhood, residents can enjoy peace

of mind and a sense of community. With easy access to local amenities, schools, and transport links, this property offers a perfect balance of tranquillity and practicality.

Amenities

Malmesbury, one of the oldest boroughs in England is a thriving historic town situated in an ideal location for easy access to the M4, and within easy reach of Cirencester, Swindon, Bristol, Cheltenham and Bath. Railway links from both Kemble and Chippenham are within easy reach.

There are a good range of shops including a new, recently opened Aldi, Coop and a Waitrose store, hotels, eateries, leisure and sporting facilities, primary and secondary schools in the town, and numerous historical buildings of interest including Malmesbury Abbey and The Market Cross, situated in the heart of the town.

Within the local area a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

From our office in Tetbury take the third turning off the roundabout leading into Market Place. Continue into Silver Street and head towards Tetbury Hospital. Follow the road until you reach the mini roundabout outside Malmesbury,





take the second turn off, and at the entrance to Dyson take the first turn off the mini roundabout onto Tetbury Hill. Continue to the next roundabout, turning left onto Reeds Farm Road, and take a left turn into Hanks Close and the property will be found on the right hand side.

What 3 Words: ///refuses.tilting.piled

Services & Tenure

The tenure is Freehold.

Local Authority

Wiltshire Council

Council Tax Band: C

Our reference

TET/JR/RN/29082024

We'd love to hear from you

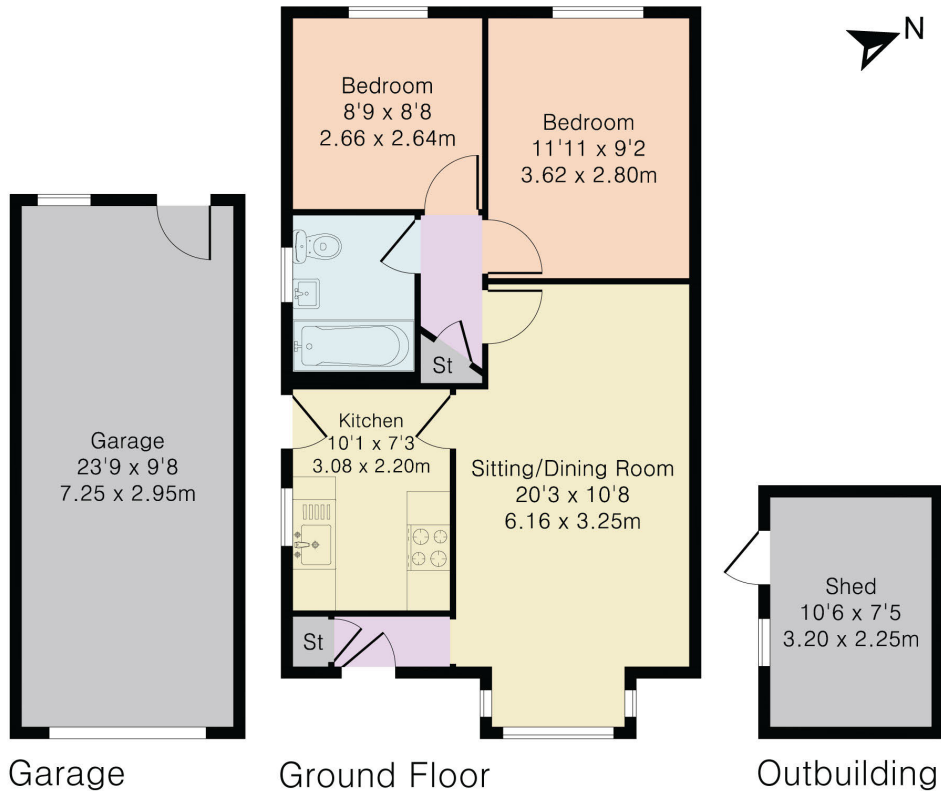
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Approximate Gross Internal Area 861 sq ft – 79 sq m
Ground Floor Area 553 sq ft – 51 sq m
Garage Area 230 sq ft – 21 sq m
Outbuilding Area 78 sq ft – 7 sq m



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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