

Avenue De Gien, Malmesbury, Wiltshire, SN16 9GY



Double fronted modern detached family home • Overlooking the green area to the front • Well-presented throughout • Dual aspect sitting room • Separate dining room • Home office • Single garage and parking • Private enclosed rear garden • EPC C

Avenue De Gien,

Malmesbury, Wiltshire, SN16 9GY

Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

About the property

Introducing this modern detached family home, boasting four good size bedrooms and three bathrooms.

Step inside to discover a bright and inviting living space, perfect for entertaining guests or relaxing with family. The property is conveniently located, offering easy access to local amenities and transport links.

The well-maintained interior provides a comfortable and homely atmosphere, with modern touches throughout.

On entering the property into the entrance hall with a very useful storage cupboard and stairs to the first floor, access to the cloakroom, study overlooking the front aspect, fitted kitchen with integrated appliances, sitting room with double doors onto the rear garden plus separate dining room.

At first floor level you will find the four double bedrooms, two with en-suite shower rooms and family bathroom with modern white suite.

The good size garden is ideal for alfresco dining, while the garage provides secure parking and storage space.

Don't miss out on the opportunity to make this property your new home. Contact us today to arrange a viewing and experience the charm and convenience this property has to offer.

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.

There are a good range of shops including a new, recently opened 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.

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.

Immediately turn left into Avenue de Gien, and follow the road around to the right, if you park in the Close and we will come and find you.

Services & Tenure

The tenure is Freehold. The buyer informs us the garage is Leasehold (coach house apartment above). There is an annual charge of £27 per annum as a contribution to the building insurance.

Local Authority

Wiltshire Council

Council Tax Band: E

Our reference

TET/JR/RN/23022024

We'd love to hear from you

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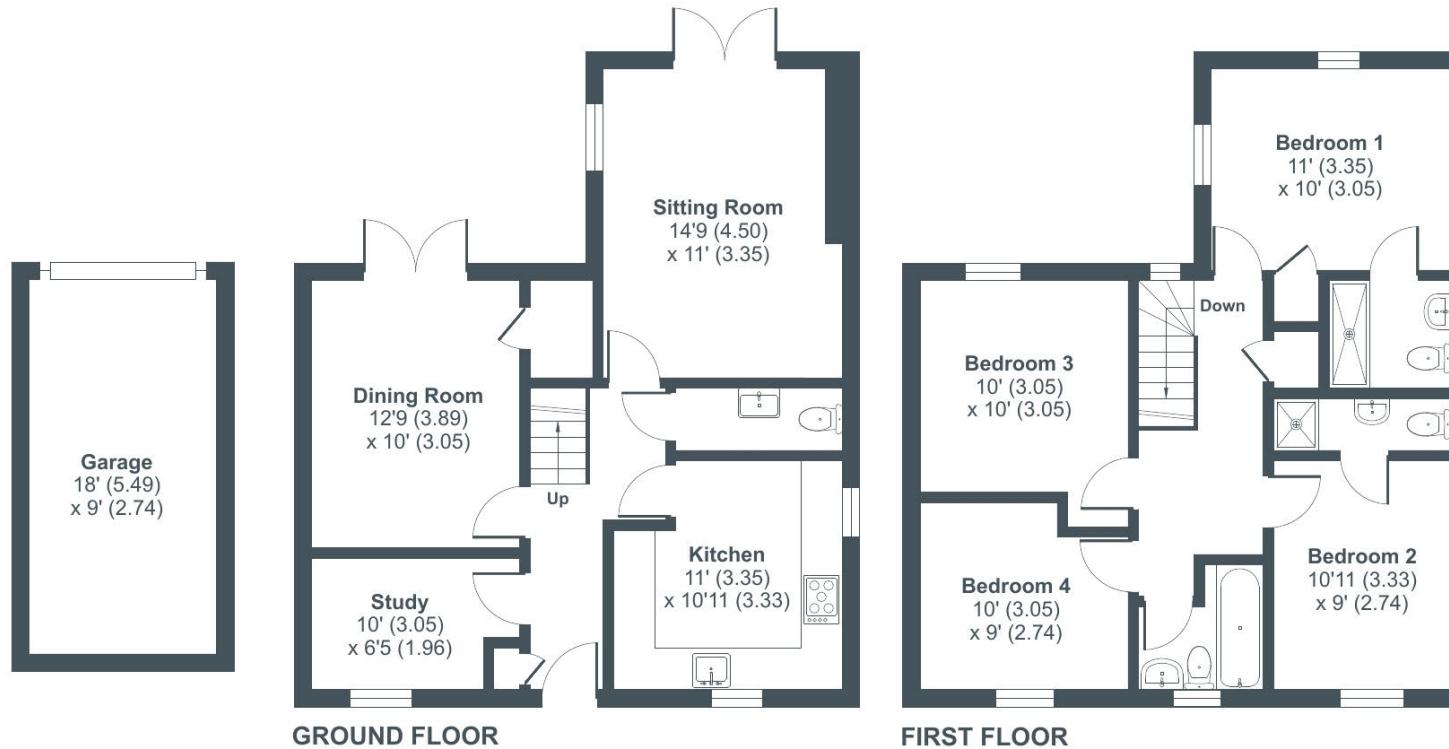
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Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 162 sq ft / 15 sq m

Total = 1398 sq ft / 129.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Perry Bishop. REF: 1092646



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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.

Gloucestershire • Oxfordshire • Wiltshire

