

# PerryBishop

PROPERTY MADE PERSONAL

**Michael Pyms Road**, Malmesbury, Wiltshire, SN16 9TY



Comfortable modern semi detached property • Located on the popular Reeds Farm development • Easy access to schools and town centre • Sitting room located to the front • Open plan kitchen/diner with access onto the rear garden • Two double bedrooms • Private and enclosed rear garden • Potential to extend subject to planning • EPC D



# Michael Pyms Road,

Malmesbury, Wiltshire, SN16 9TY

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Step into modern comfort semi-detached house located on the popular Reeds Farm Development.

Boasting two bedrooms, this property is perfect for a small family or professionals looking for a cosy home.

The interior is designed to be homely and inviting, with a modern touch throughout.

Enter the property into the hallway, sitting room with stairs to first floor, kitchen/dining room which takes you onto the rear garden.

On the first floor you will find two double bedrooms and family bathroom with modern white suite.

There is a private enclosed rear garden with patio and lawn, side gate taking you onto the driveway.

Enjoy the convenience of off-street parking, making coming home a breeze. Situated in a sought-after location, this property offers easy access to amenities, schools, and transport links.

## 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, Micheal Pym's Road is a cul-de-sac on the left hand side.

**Services & Tenure**

The tenure is Freehold.

**Local Authority**

Wiltshire Council

Council Tax Band: C

**Our reference**

TET/JR/RN/16052024



**We'd love to hear from you**

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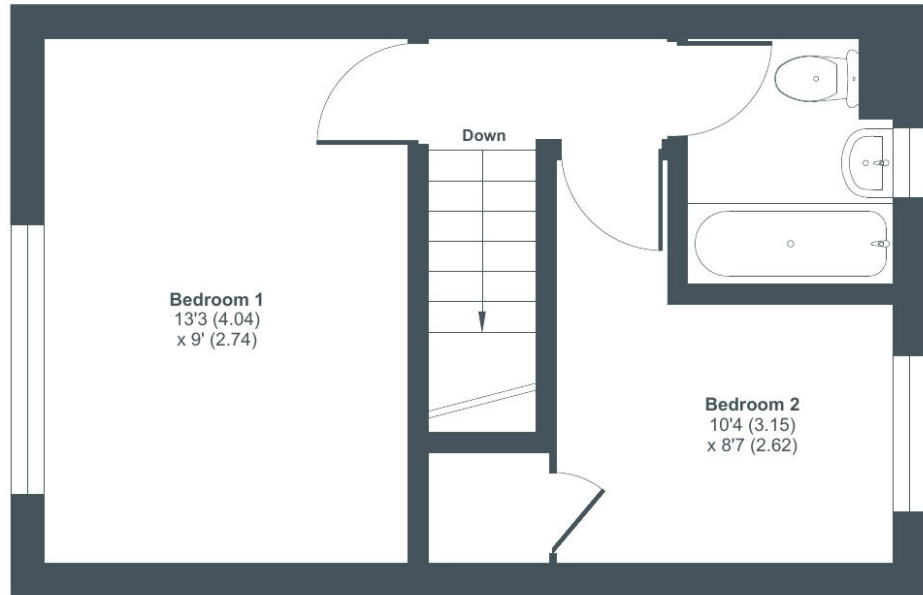




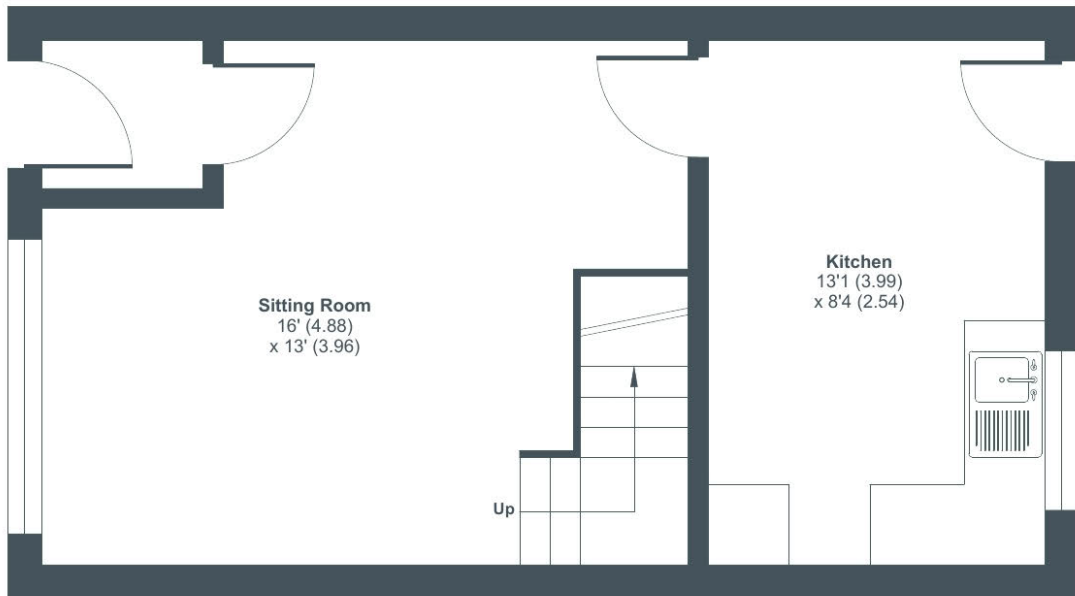
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Approximate Area = 596 sq ft / 55 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Perry Bishop & Chambers. REF: 892356



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