

Always Welcome, Old Railway Close, Malmesbury, Wiltshire, SN16 9TU



Modern comfortable semi-detached house • Situated in sought after location • Boasting two double bedrooms • Perfect for small families or professionals • Homely and inviting throughout • Spacious open plan kitchen/dining room • Private enclosed rear garden • Bathroom with modern white suite • EPC C

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Old Railway Close, Malmesbury, Wiltshire, SN16 9TU

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

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

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

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

Enter the property into the porch, hallway with stairs to the first floor, sitting room, open plan spacious 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 to the front of the property.

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, and take the first left into Old Railways Close, this property will be found on the right hand side.

What 3 Words:/// deeper.hotspots.chose

Services & Tenure

The tenure is Freehold.

Local Authority

Wiltshire Council

Council Tax Band: B

Our reference

TET/JR/RN/24072024

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk



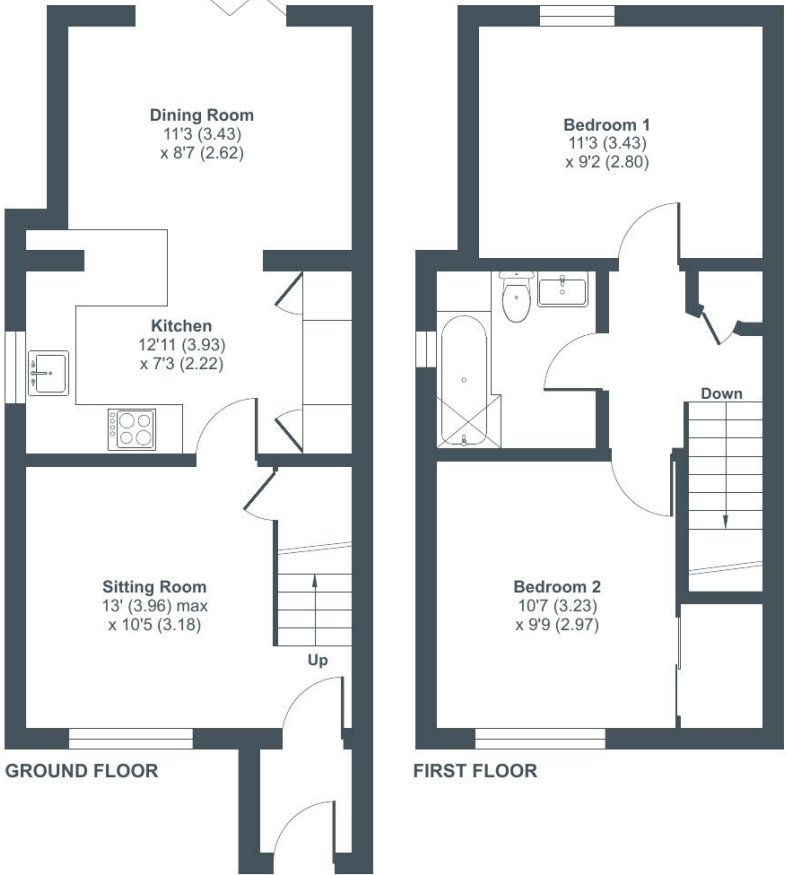




Old Railway Close, SN16

Approximate Area = 715 sq ft / 66.4 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). © nchecon 2024. Produced for Perry Bishop. REF: 1161882



3 Church Street, Tetbury, Gloucestershire, GL8 8JG
T: 01666 504418
E: tetbury@perrybishop.co.uk

perrybishop.co.uk

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.

