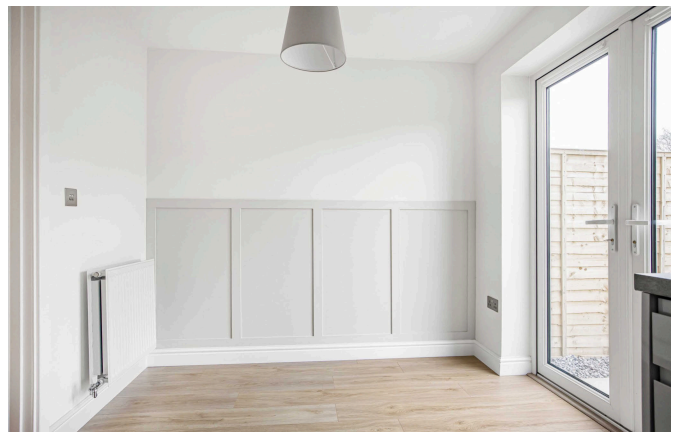


PerryBishop

PROPERTY MADE PERSONAL

Sillars Green, Malmesbury, Wiltshire, SN16 0FS



Mid terrace house with show home quality • Lovely wide approach • Immaculate kitchen with white gloss cabinets • Panelled dining area with double doors into the garden • Sitting room with useful understairs storage • Principal bedroom with feature panelled wall • Potential for EV charger • Enclosed garden is a blank canvas • EPC B



Sillars Green,

Malmesbury, Wiltshire, SN16 OFS

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

This stylish modern property is in a row of three houses, in a wide road, in a much sought after development.

Approached into the hallway where there is a downstairs cloakroom with full tiling and a heated towel rail, a sitting room with a useful under stairs cupboard. The oak flooring runs throughout the downstairs, and the vendors upgrade of wider skirting boards give this neutral home a polished finish.

The kitchen-diner is sleek and chic, stylish with wood panelling and white cupboards, French windows open onto the garden.

Upstairs there are two double bedrooms, with a family bathroom with a bath and overhead shower.

Outside at the front are two car parking spaces, there is access at the side of the house which leads to the rear garden at the back, this very handy space can store the bins and is solely for the use of the house.

The rear garden is a blank canvas, fenced on three sides and laid to lawn with a patio close to the house.

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.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about knownown legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Church Street take the third exit off the roundabout into Market Place, follow this road out of Tetbury. Go through Long Newnton and just before the first roundabout turn right into Sillars Green. Follow the road and when you see the





marketing suite, turn left and follow the road round, take the second turning on the left and the house can be found on the left hand side.
What 3 Words: ///storyline.renews.aware

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Wiltshire Council

Council Tax Band: C

Our reference

TET/HP/RN/10022025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk



what the owner said

"Newly decorated unique 2 bed home on a desirable new estate in Malmesbury.

New wood floors, wool carpet and skirting boards throughout. I've also repainted all the woodwork and walls. Both bathrooms have been retiled with the addition of new towel rails. I've also not hung anything on the walls!

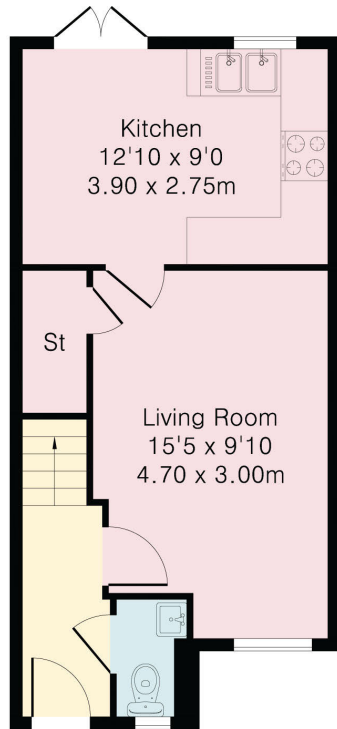
It's a lovely home ... and the neighbours are amazing!"



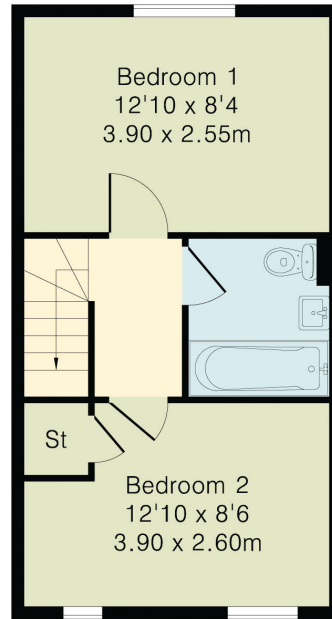
Approximate Gross Internal Area 655 sq ft - 60 sq m

Ground Floor Area 339 sq ft – 31 sq m

First Floor Area 316 sq ft – 29 sq m



Ground Floor



First Floor

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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

