

37 Park Road, Malmesbury, Wiltshire, SN16 0BX

Guide Price: £265,000



- No onward chain
- Gas-fired central heating
- UPVC double glazing
- Single garage and driveway parking
- Low-maintenance rear garden
- Council Tax Band C

A well-presented two-bedroom mid-terraced home offered with no onward chain, benefiting from a garage, driveway parking and a low-maintenance rear garden.

Ideally situated on a popular residential development within walking distance of Malmesbury's historic town centre, excellent amenities and picturesque riverside walks.

A well-presented two-bedroom mid-terraced home, offered to the market with no onward chain, benefiting from a single garage, large driveway parking and an attractive low-maintenance garden, situated on a popular residential development within easy reach of Malmesbury's excellent amenities.



Occupying a convenient position within this established residential setting, the property provides well-balanced accommodation arranged over two floors and would suit a variety of purchasers including first-time buyers, downsizers and investors alike.

The accommodation is entered via an entrance hall leading through to a fitted kitchen, offering a range of wall and base-mounted units, integrated oven and gas hob, together with space for additional appliances. To the rear of the property is a generously proportioned sitting/dining room enjoying a pleasant outlook over the garden, with glazed doors opening onto the rear terrace and providing an excellent space for both everyday living and entertaining.



On the first floor are two comfortable double bedrooms, both benefiting from built-in wardrobes, together with a family bathroom fitted with a white suite and shower over the bath. The property is warmed by a gas-fired central heating system and further benefits from UPVC double glazing throughout.

Externally, the front garden is attractively enclosed by a low wall, whilst the rear garden has been thoughtfully landscaped for ease of maintenance, providing a private outdoor space ideal for al fresco dining and relaxation. A particularly noteworthy feature is the nearby single garage with adjacent driveway parking.



General Information:

We understand that mains water, electricity and drainage are connected to the property. Oil fired central heating radiators.

Council Tax Band 'C' 2025/26 charges £1,934.72

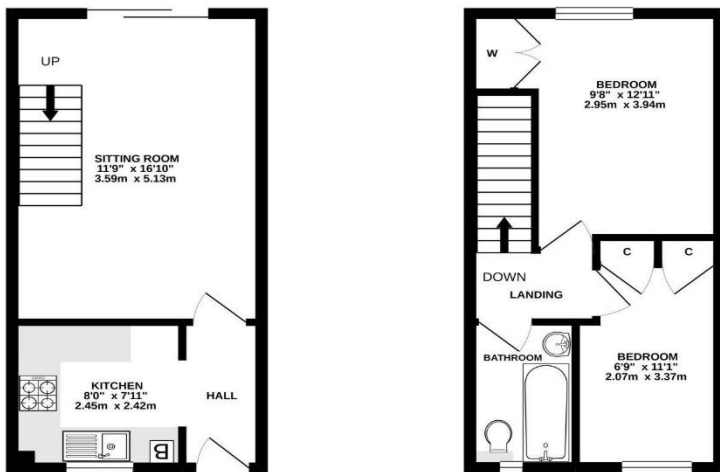
EPC: C (75).

Local Authority: Cotswold District Council

Tenure: The property is offered freehold with vacant possession upon completion.

Broadband & Mobile signal checker via: www.ofcom.org.uk

GROUND FLOOR 291 sq.ft. (27.0 sq.m.) approx. 1ST FLOOR 291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.
Measurements are given to the internal face of the walls and are approximate and no responsibility is taken for any errors, omissions or misstatements. They are for information purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the time.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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