



## 2 Jubilee Gardens

Malmesbury, SN16 0AB

An immaculately presented three bedroom town house with a spacious interior arranged over three floors, south facing garden, garage and parking.

£285,000



- Tastefully Presented • South East Facing Garden • Three Bedrooms + En Suite • Spacious Kitchen/Dining Room • 16'2" Living Room • Redecorated + Re-Carpeted • No Onward Chain • Garage & Parking •

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Total area: approx. 121.1 sq. metres (1303.2 sq. feet)

### Description

Offered for sale with immediate vacant possession, this immaculately presented three bedroom town house, built by Colburn Homes has been recently redecorated and re-carpeted throughout. Located in a cul-de-sac position with a versatile interior arranged over three floors, the ground floor comprises: a hallway with cloakroom, spacious L-shaped kitchen/dining room with integrated appliances and french doors opening to a south-east facing rear garden. The first floor benefits from 16'2 living room, bedroom/study and a bathroom. A staircase from the landing leads up to the second floor with master bedroom, en-suite shower room and a further double bedroom. Externally, a driveway to the front approaches an integral single garage and provides additional off-road parking space.

### Situation

The hilltop town of Malmesbury is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The recent establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. London is approximately 1½ hours away by car or train.

### Property Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Mains gas, water and electricity.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

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