

# Bristol Street

Malmesbury



**LOCKSTONES**  
ESTATE AGENTS

# 56 Bristol Street

Lockstones are proud to present 56 Bristol Street; a characterful Grade II listed cottage featuring charm and individuality throughout located close to Malmesbury's vibrant town centre.

The living room boasts an inglenook fireplace with exposed stone wall, flagstone hearth and beams and access to the extensively long rear garden.

On the first floor is the main bedroom and family bathroom which leads to the attic room.

The property would benefit from some updating and is being offered with no onward chain.



## **Kitchen**

**8'10 x 6'10 (2.69m x 2.08m)**

Window to front. Obscure glass door to front. Matching range of base units with work surface over. Inset stainless steel sink and drainer with mixer tap. Space for oven with extractor hood. Tiled splashbacks. Linoleum flooring. Radiator. Wall light point. Exposed beams. Stairs to first floor.

## **Living Room**

**9'11 x 8'10 (3.02m x 2.69m)**

Window and door to rear. Feature fireplace with stone surround and wooden mantel. Exposed feature beams. Wall light points and radiator.

## **First Floor**

### **Landing**

Doors to:

### **Bedroom One**

**9'11 x 8'10 (3.02m x 2.69m)**

Window to rear. Feature fireplace. Exposed beams and radiator.



### Family bathroom

Window to front. Low level w/c, panel bath with shower over and tiled surround, pedestal wash hand basin. Down lights. Radiator. Latch door and stairs to:

### Attic Bedroom

15'8 x 8'10(4.77m x 2.69m)

Skylight window to rear. Exposed beams. Boiler. Radiator.

### Externally

The property boasts a long rear garden offering potential

### Further Information

Tenure: Freehold

Council Tax: Wiltshire band B

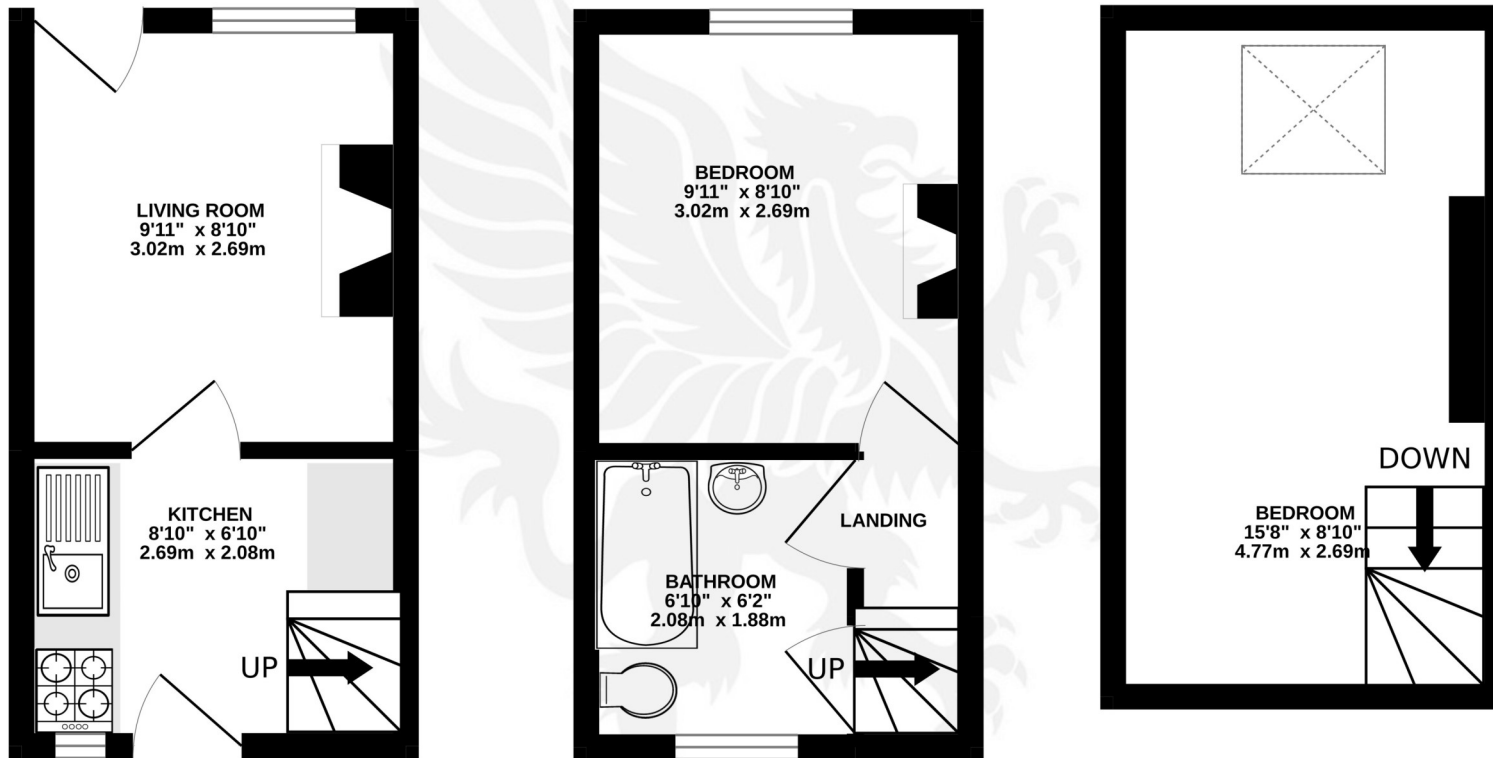
### Malmesbury

*The market town of Malmesbury is reputed to be England's oldest borough and dating from around 880 AD, Malmesbury has a good selection of shops, boutiques, everyday convenience stores, restaurants and pubs including a Waitrose and Aldi store.*

*The town also offers a regular farmers market, a library, museum, leisure centre with pool, two primary schools and a "High Performing Academy" secondary school (OFSTED rated "Outstanding")*

*For commuters, the M4 is only 5 miles and train access with direct routes to London Paddington are via Kemble (6 miles), Chippenham (9 miles) and Swindon (11 miles).*





TOTAL FLOOR AREA : 418 sq.ft. (38.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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