

White Lion Park

Malmesbury



70 White Lion Park

Guide Price- £350,000

Malmesbury

*Semi Detached House ~ Three Bedrooms ~ Fitted Storage ~
Driveway Parking ~ Garage ~ Off Road Parking ~ Enclosed Garden
~ No Onward Chain ~ EPC Rating: TBC*

70 White Lion Park is a beautifully presented three bedroom, semi detached home located on the popular White Lion Park estate.

To the ground floor is a lounge diner with wood effect laminate flooring and feature fireplace enjoying double doors opening onto the rear garden. The fitted kitchen overlooks the garden and has direct access to the garage.

To the first floor are three bedrooms, with two benefitting from built in storage, and the family bathroom.

Externally, the property benefits from an enclosed garden with large patio area, wooden pergola, garage and off road parking. The property is being offered with no onward chain.



Entrance Hall

UPVC double glazed door and window to front. Understairs cupboard. Stairs to first floor. Tiled flooring and radiator.

Kitchen

UPVC double glazed window to rear and door to side. Matching range of wall and base unit with inset composite one and half bowl sink drainer with mixer tap. Tiled splashback. Space and plumbing for washing machine. Space for upright fridge freezer and cooker. Vinyl flooring.

Lounge Diner

UPVC double glazed window to front with fitted plantation style shutters. UPVC double glazed double doors to rear. Feature fireplace with stone around and insert wood burning stove. Wood effect laminate flooring and radiator.

First Floor

Landing

UPVC double glazed window to side. Double glazed window to side. Access to loft space. Doors to:

Bedroom One

UPVC double glazed window to front with plantation style shutters. Two double fitted wardrobe. Stripped wooden flooring and radiator.



Bedroom Two

UPVC double glazed window to rear. Built in double wardrobe. Stripped wooden flooring. Television point and radiator.

Bedroom Three

UPVC double glazed window to front with plantation style shutters. Radiator.

Family Bathroom

UPVC double glazed windows to rear. Vanity wash basin with storage under, bath with separate shower over, mixer tap and screen. Dual flush WC. Heated chrome towel rail. Tiled surround

Externally

Rear Garden

Fully enclosed with timber panel fencing. Predominantly laid to lawn with mature shrub borders and patio area. Wooden pergola and wooden open fronted area.

Garage/Workshop

Up and over door, front side door. Personal door to rear garden and window to side

Front Garden

Lawn with block paving, providing off-road parking and pathway to front door.



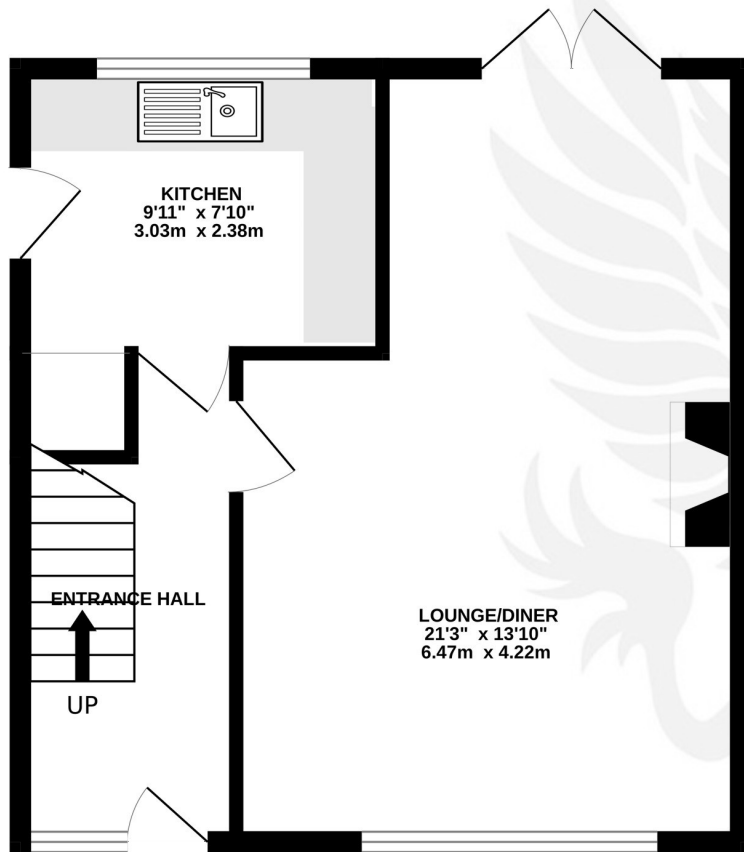
Malmesbury

Malmesbury is an ancient town dominated by its historic Abbey and reputed to be England's Oldest borough.

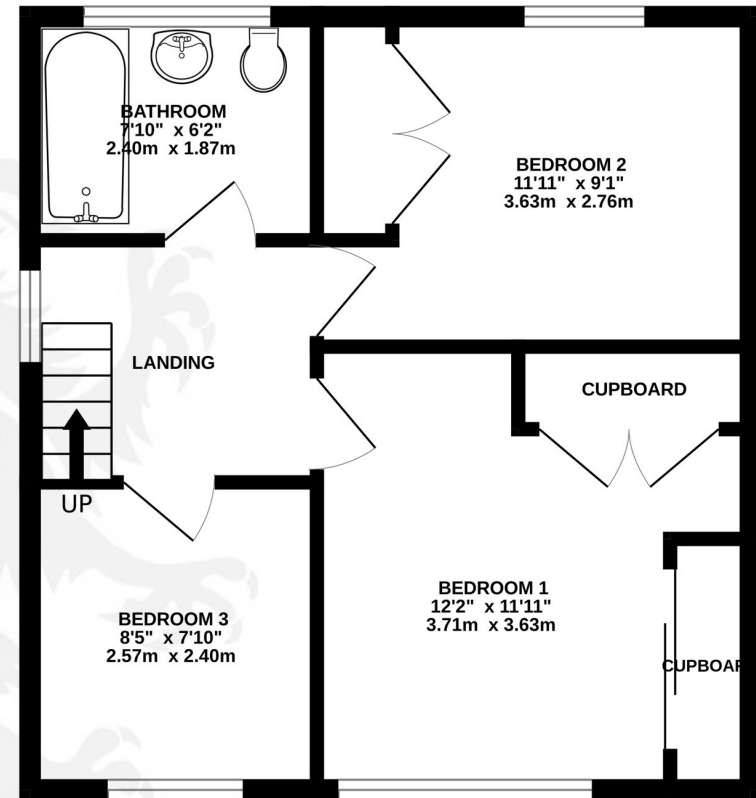
The town offers a range of everyday facilities including a Waitrose as well as a number of pubs and restaurants. Malmesbury also benefits from 'Outstanding' Ofsted rated schools and has a real community feel. The area is well placed for commuters being accessible to both Junctions 16 and 17 of the M4 , and close to London mainline station in Chippenham, Kemble and Swindon



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.3 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 can be given.

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