

# St Johns Street

Malmesbury





10 St Johns Street  
Malmesbury

Guide Price £315,000

*Period Cottage ~ Centrally Located ~ Three Bedrooms ~ Lounge Diner ~  
Woodburning Stove ~ Character Features ~ Rear Garden ~ No Onward Chain ~  
Grade II Listed ~*

10 St Johns St is an attractive Grade II listed three-bedroom terraced cottage, ideally situated within easy reach of the high street and the numerous other amenities the town enjoys.

The accommodation comprises a lounge diner with feature fireplace and inset woodburning stove, fully fitted kitchen with access to the garden. To the first floor is the master bedroom and family bathroom which benefits from a utility cupboard housing the washing machine and boiler.

The second floor comprises of two further bedrooms with bedroom two benefitting from fitted double wardrobe.

Externally the property opens on to a delightful rear courtyard with steps to the brick built outbuilding and onto the raised garden area. This area has been predominately laid to grass with stone chip seating areas and enjoys stunning views over lower Malmesbury.





### **Living Room**

**16'1 x 11'3 (4.91m x 3.42m)**

Double hung sash window to front. Wall light points. Feature fireplace with inset wood burning stove, stone hearth and brick surround. Wooden flooring. Television point. Two radiators. Stairs to first floor.

### **Kitchen**

**9'10"x 8'6"(3m x 2.59m)**

Window and door to rear. Matching range of wall and base units with worktops over. Inset sink and drainer with mixer tap and tiled splashbacks. Integrated oven and gas hob with extractor hood. Space for fridge freezer. Downlights. Tiled flooring. Radiator.

### **First Floor**

#### **Landing**

Stairs to second floor. Doors to:

#### **Bedroom One**

**11'3 x 10' (3.42m x 3.04m)**

Double hung sash window to front with window seat. Stripped wood flooring. Radiator.

#### **Bathroom**

Window to rear. Low level w/c, pedestal wash hand basin with tiled splashbacks and panel bath with shower over. Tiling to principle areas. Linoleum flooring. Utility cupboard containing washing machine and combination boiler.





## Second Floor

### Bedroom Two

11'3" x 10' (3.42m x 3.04m)

Window to front. Exposed beams. Fitted double wardrobe. Access to loft space. Radiator.

### Bedroom Three

9'10" x 6'8" (3m x 2.04m)

Window to rear. Wood effect laminate flooring. Radiator.

### Externally

Rear courtyard garden with side access. Steps lead to high level garden enjoying views across lower Malmesbury. Mature tree and shrub borders.

### Further Information

Council Tax: Wiltshire band C

Mains Drainage Wessex Water

Gas Heating with combination boiler.

### Malmesbury

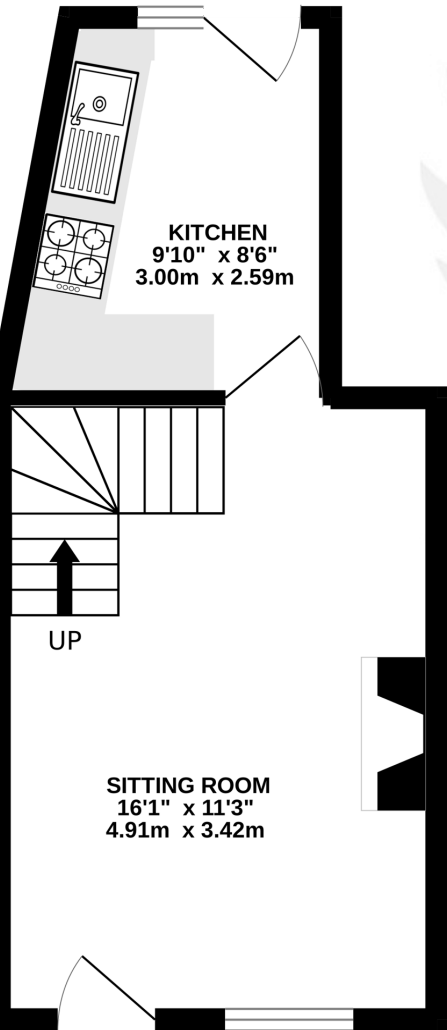
*The market town of Malmesbury sits on the highly desirable Gloucestershire/Wiltshire borders, just 12 miles from Cirencester, "the capital of the Cotswolds." Reputed to be England's oldest borough and dating from around 880 AD, Malmesbury has a good selection of shops, boutiques, everyday convenience 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).*

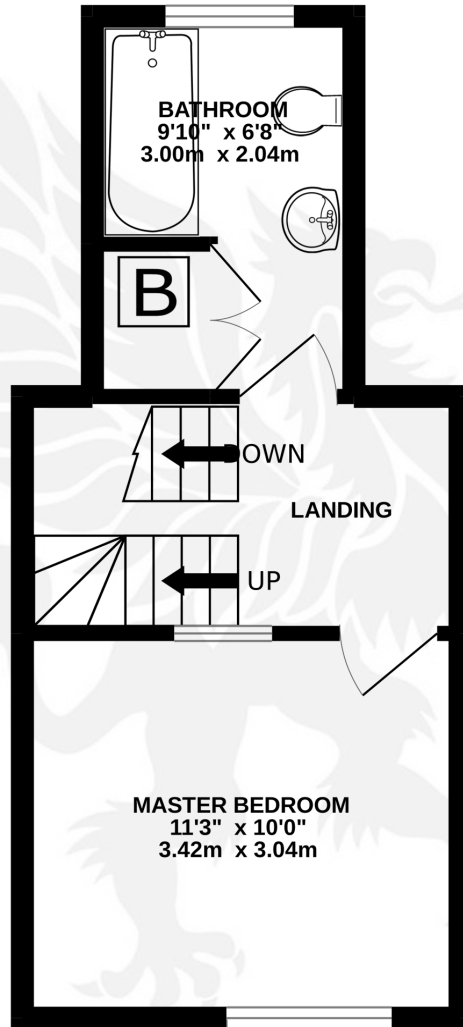




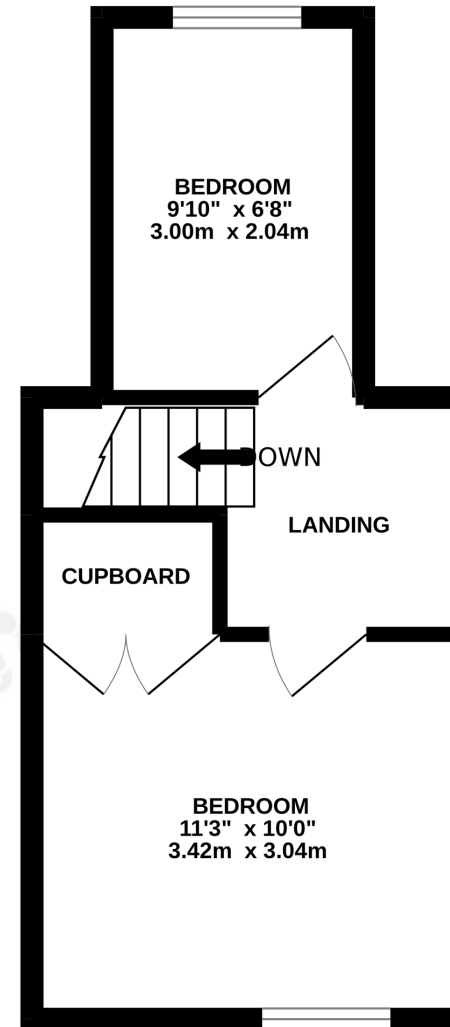
GROUND FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



1ST FLOOR  
247 sq.ft. (22.9 sq.m.) approx.



2ND FLOOR  
247 sq.ft. (22.9 sq.m.) approx.



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Disclaimer: Whilst every attempt has been made to ensure the accuracy of the details displayed here, measurements are approximate and no responsibility is taken for any error omission or mis-statement. These plans and details are for representation purposes only and should be used as by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have



TOTAL FLOOR AREA : 742 sq.ft. (68.9 sq.m.) approx.

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