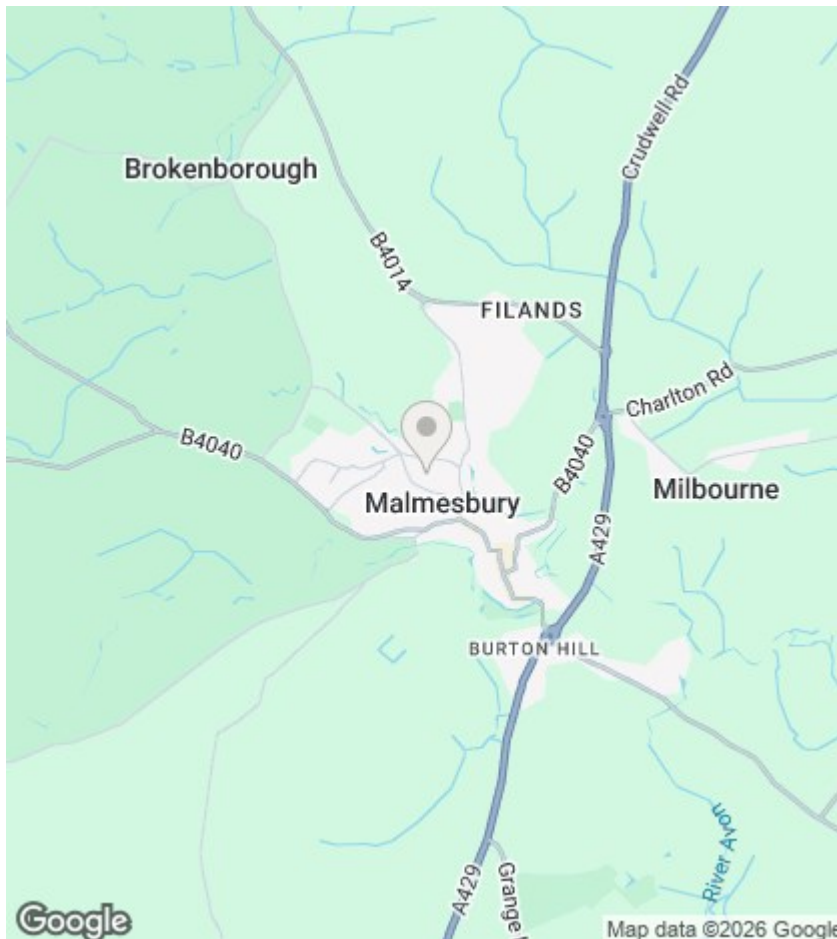




## 4 Hodge Lane, Malmesbury, SN16 0BP

£285,000

- NO ONWARD CHAIN
- Recently refurbished two-bedroom semi-detached bungalow
- Predominantly level walk to Malmesbury town centre
- Convenient for local shops and amenities
- Option to extend in the future, subject to planning
- Access to non-allocated residential parking area
- Rear garden with side access



## Directions

## Viewings

Viewings by arrangement only. Call 01249 466999 to make an appointment.

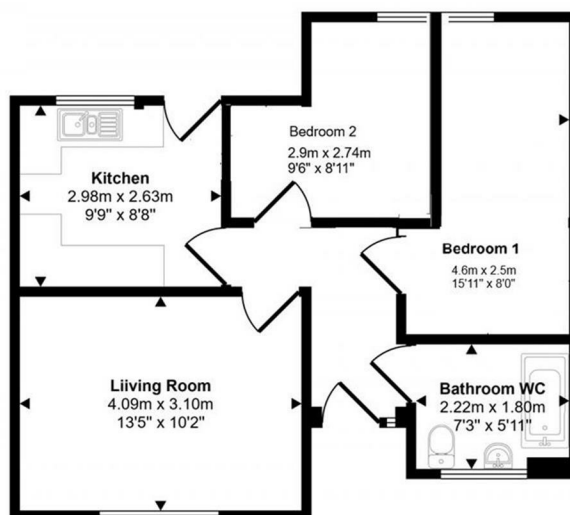
## Council Tax Band:

C

## EPC Rating:

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Approx Gross Internal Area  
48 sq m / 517 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.