



3 Lye Common, Christian Malford, Chippenham, Wiltshire, SN15 4BH

**michael
antony**

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AVAILABLE IMMEDIATELY! Do you like living in the countryside? Following a recent refurbishment, which includes new kitchen, new carpets and redecorated throughout is this light and spacious THREE BEDROOM SEMI-DETACHED property in Lye Common, Christian Malford. The accommodation comprises: Entrance hall, downstairs w.c, large lounge/diner, newly fitted kitchen, three bedrooms and family bathroom. Further benefits include off road parking for two/three vehicles and modern electric heating. RESTRICTIONS: NO PETS

- AVAILABLE IMMEDIATELY
- NO PETS
- NEWLY REFURBISHED
- NEW KITCHEN
- NEW CARPETS
- ELECTRIC HEATING

£1,500 pcm



ENTRANCE HALL

11' 8" x 4' 0" (3.581m x 1.236m) Front door leads into the spacious entrance hall, newly decorated and carpeted. Doors off to lounge, kitchen, downstairs wc, stairs rising to first floor.

LOUNGE/DINER

21' 1" x 12' 8" (6.433 (plus bay window) m x 3.874m) Bay window to front elevation with curtains, patio doors to rear garden, with curtains, newly decorated and newly carpeted, electric heaters

KITCHEN

11' 6" x 9' 5" (3.514m x 2.883m) With window overlooking the rear garden, door to side access, cupboard housing wall mounted boiler, range of wall mounted and floor units with work surfaces over, new electric oven with induction hob and extractor hood over, stainless steel sink and drainer, space and plumbing for washing machine, space for fridge/freezer, vinyl flooring.

DOWNSTAIRS WC

4' 8" x 4' 1" (1.427m x 1.265m) Frosted window to front elevation, w.c, wash hand basin and vinyl flooring.

STAIRS/LANDING

Spacious landing, newly carpeted.

BEDROOM ONE

10' 11" x 10' 4" (3.329m x 3.151m) Window to front elevation with curtains, built in wardrobe, electric heater and carpeted.

BEDROOM TWO

10' 6" x 10' 2" (3.205m x 3.099m) Window to rear elevation with curtains, electric heating and carpeted.

BEDROOM THREE

11' 1" x 6' 7" (3.402m x 2.026m) Window to rear elevation with curtains, electric heater and carpeted.

BATHROOM

8' 8" x 5' 4" (2.645m x 1.626m) Frosted window to front elevation, suite comprising panelled bath with shower over, w.c, pedestal wash hand basin, heated towel rail and vinyl flooring.

EXTERNALLY

To the front of the property there is driveway parking, low maintenance garden with stone walling and fencing. A gate to the side give access to the rear garden.

The rear garden is enclosed by fencing, with area of lawn and patio and a garden shed.

COUNCIL TAX

Band 'C'

FEES

A holding deposit of 1 week's rent of £345.00 is applicable

Rent is paid per calendar month in advance
A deposit of 5 week's rent £1,730.00 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out.

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.