



Broomfield, CHIPPENHAM SN15 1DZ



welcome to

Broomfield, CHIPPENHAM

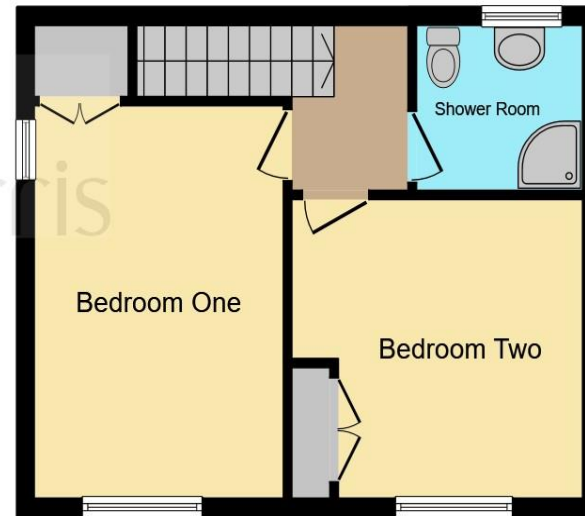
Situated in a sought after location is this two bedroom home with lots of potential and current accommodation comprising, entrance porch, entrance hall, cloakroom, kitchen, dining room, lounge, rear porch, utility room, two double bedrooms, bathroom and garden, driveway parking.

The town centre of Chippenham offers a range of amenities to include High Street retailers and in addition there are supermarkets and retail parks within the town. There are a wide range of primary schools and secondary schools plus there is a regular main line rail service from Chippenham to London(Paddington) and the west country. The M4 motorway is accessible via Junction 17 to the north of the town and offers access to the regional centres of Bristol, Bath and Swindon.





Ground Floor



First Floor

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Entrance Porch

Entrance Hall

Kitchen

10' 8" x 6' 4" (3.25m x 1.93m)

Dining Room

11' 9" x 10' 11" (3.58m x 3.33m)

Lounge

11' x 10' 7" (3.35m x 3.23m)

Rear Porch

Utility

7' 9" x 11' 7" (2.36m x 3.53m)

Landing

Bedroom One

10' x 10' 4" (3.05m x 3.15m)

Bedroom Two

11' 9" x 11' (3.58m x 3.35m)

Bathroom

Garden

Driveway Parking

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- Two Double Bedrooms
- No Chain
- Good Access to Amenities
- Two Double Bedrooms
- Cloakroom

Tenure: Freehold EPC Rating: Awaited

£230,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP110599



Property Ref:
CHP110599 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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