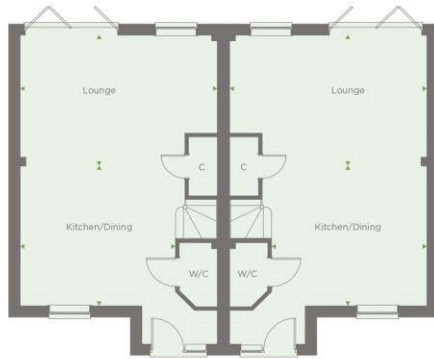




**The Old Orchard Main Road, Christian Malford Chippenham SN15 4AZ**

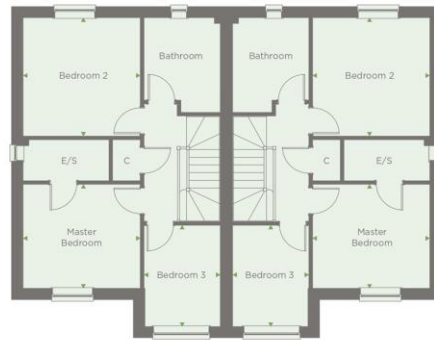


## HOUSE TYPE 2 3 BEDROOM SEMI-DETACHED HOUSE



GROUND FLOOR  
PLOT 3

GROUND FLOOR  
PLOT 2



FIRST FLOOR  
PLOT 3

FIRST FLOOR  
PLOT 2

|                |             |               |
|----------------|-------------|---------------|
| Lounge         | 5.7m x 3.8m | 18'8" x 12'6" |
| Kitchen/Dining | 4.5m x 4.1m | 14'9" x 13'5" |
| Master Bedroom | 3.4m x 3.1m | 11'2" x 10'2" |
| Bedroom 2      | 3.5m x 3.4m | 11'6" x 11'2" |
| Bedroom 3      | 3.0m x 2.2m | 9'10" x 7'3"  |

Floor plans & dimensions are for guidance only and may be subject to revision during construction.  
C - Cupboard. E/S - En suite. W/C - Water closet. Velux window indicated by ----. Dimensions taken from ▶

*welcome to*

## The Old Orchard Main Road, Christian Malford Chippenham

- Prices From £435,000
- Howdens Kitchen
- High Quality Carpets
- Engineered Oak Flooring
- Village Location

Tenure: Freehold EPC Rating: Exempt

from

**£435,000**

### Location

#### Lounge

18' 8" x 12' 6" ( 5.69m x 3.81m )

#### Kitchen / Diner

14' 9" x 13' 5" ( 4.50m x 4.09m )

#### Cloakroom

#### Landing

#### Bedroom One

11' 2" x 10' 2" ( 3.40m x 3.10m )

#### Bedroom Two

11' 6" x 11' 2" ( 3.51m x 3.40m )

#### Bedroom Three

9' 10" x 7' 3" ( 3.00m x 2.21m )

#### Bathroom

### Gardens

#### Allocated Parking

#### Agents Note

**view this property online** [allenandharris.co.uk/Property/CHP110681](http://allenandharris.co.uk/Property/CHP110681)



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.

#### Property Ref:

CHP110681 - 0008

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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