



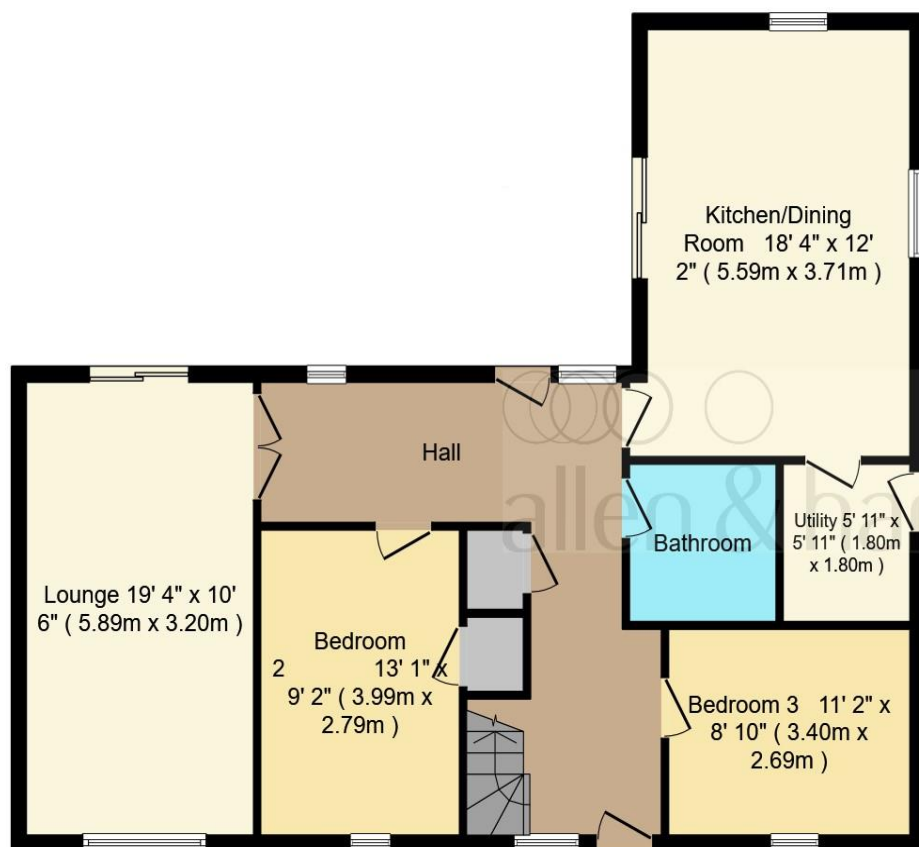
Old Orchard Close, Christian Malford Chippenham SN15 4FT

welcome to

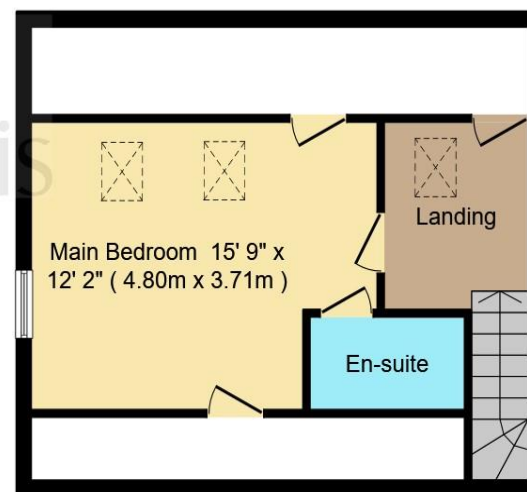
Old Orchard Close, Christian Malford Chippenham

Step into standout style at Old Orchard Close's only chalet bungalow—3 beds, oak floors, sleek kitchen, fibre broadband, eco heating, gardens & garage. Ready now to view so book in to avoid missing out! CAN WE DISCUSS HOW WE CAN BE YOUR CASH BUYER?





Ground Floor



First Floor

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

Location

Christian Malford is considered to be one of the most sought after villages in North Wiltshire set amongst the beautiful Wiltshire countryside beside the River Avon. It benefits from excellent amenities to include a highly regarded primary school, shop/post office, village pub 'The Rising Sun', 13th Century church, village hall and local recreation ground. Additional benefits include Malford Meadow, a wonderful area of countryside available to all residents for use as a community and where the protection of wildlife is a priority. There are also allotments and a community orchard. This thriving community has convenient access to Chippenham (6 miles) and the market town of Malmesbury (8 miles). The M4 Motorway is only 4 miles away and communication by road is excellent with many different options. The Chippenham mainline railway links to London Paddington (70 minutes). Larger towns/cities of Bath, Bristol and Swindon

Entrance Hall

Lounge

20' 8" x 10' 4" (6.30m x 3.15m)

Kitchen/Diner

18' 3" x 12' 10" (5.56m x 3.91m)

Utility

5' 11" x 5' 11" (1.80m x 1.80m)

Bedroom Two

12' 11" x 9' (3.94m x 2.74m)

Bedroom Three

11' x 8' 9" (3.35m x 2.67m)

Bathroom

Landing

Bedroom One

15' 9" x 12' 4" (4.80m x 3.76m)

En-Suite

Gardens

Garage & Driveway

welcome to

Old Orchard Close, Christian Malford Chippenham

- Exclusive Detached Chalet Bungalow in a five-home development
- Three Bedrooms with En-Suite to Master Suite
- Garage & Driveway with EV Charger
- Part Exchange Available
- Deceptively Generous Accommodation Throughout

Tenure: Freehold EPC Rating: B

Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111496



Property Ref:
CHP111496 - 0003

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.

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.


allen & harris



01249 655255



chippenham@allenandharris.co.uk



37 Market Place, CHIPPENHAM, Wiltshire,
SN15 3HT



allenandharris.co.uk