



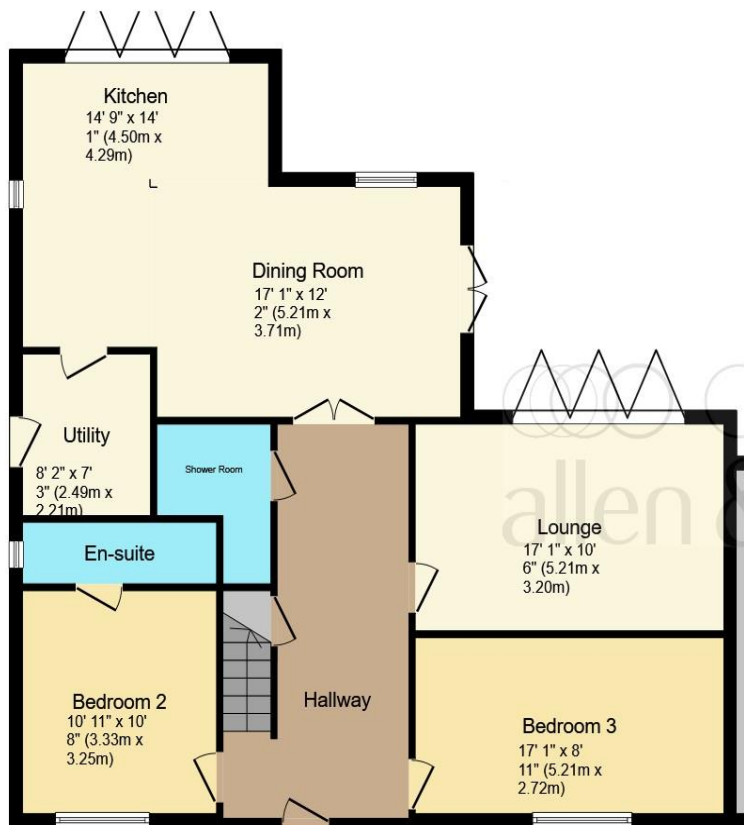
Old Orchard Close, Christian Malford Chippenham SN15 4FT

welcome to

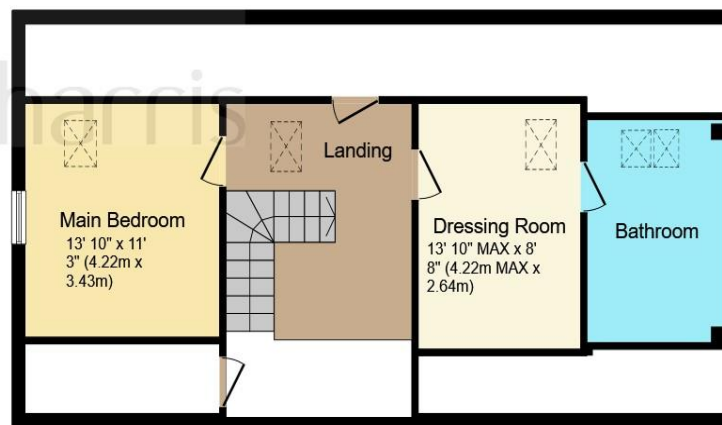
Old Orchard Close, Christian Malford Chippenham

Old Orchard Close blends rustic charm with modern ease—oak kitchen, bi-folds to private garden, 2 ground-floor beds, master suite, carport & countryside views. Great commuter links. Available now! CAN WE DISCUSS HOW WE CAN BE YOUR CASH BUYER!





Ground Floor



First Floor

Entrance Hall

Lounge

17' 1" x 10' 6" (5.21m x 3.20m)

Kitchen

14' 9" x 14' 1" (4.50m x 4.29m)

Dining Area

17' 1" x 12' 2" (5.21m x 3.71m)

Utility

8' 2" x 7' 3" (2.49m x 2.21m)

Shower Room

Bedroom Two

10' 11" x 10' 8" (3.33m x 3.25m)

En-Suite

Bedroom Three

17' 1" x 8' 11" (5.21m x 2.72m)

Galleried Landing

13' 10" x 10' 2" (4.22m x 3.10m)

Master Bedroom

13' 10" x 11' 3" (4.22m x 3.43m)

Dressing Room/Bedroom

Four

13' 10" x 8' 8" (4.22m x 2.64m)

Bathroom

Carport

Garden

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

welcome to

Old Orchard Close, Christian Malford Chippenham

- Deceptively spacious Four Bedroom home in sought-after Christian Malford
- One of only Five Premium Houses
- Car-Port & Off-Road Parking with EV Charger
- Part Exchange Available
- Excellent Location for Commuting

Tenure: Freehold EPC Rating: B

£700,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111497



Property Ref:
CHP111497 - 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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