



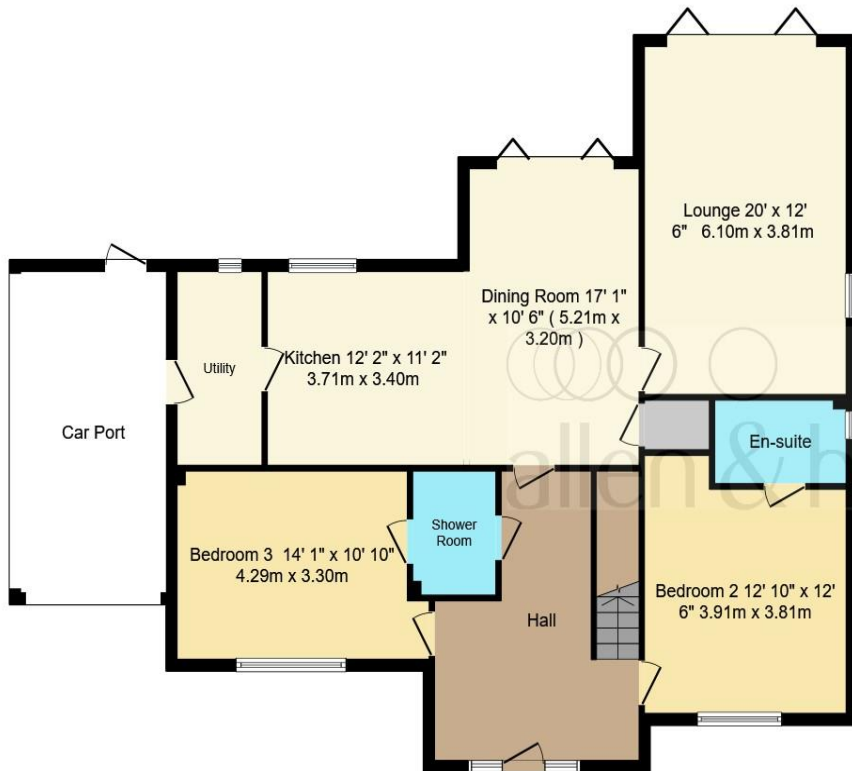
Old Orchard Close, Christian Malford Chippenham SN15 4FT

welcome to

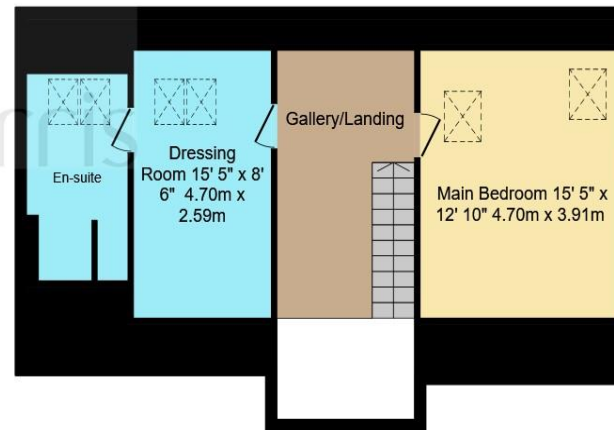
Old Orchard Close, Christian Malford Chippenham

Old Orchard Close – a stunning Spirehouse home in Christian Malford with spacious, light-filled interiors, premium finishes, Howdens kitchen, ensuites & serene countryside living. Unmatched links to London & Bath. Available now! CAN WE DISCUSS HOW WE CAN BE YOUR CASH BUYER?





Ground Floor



First Floor

Entance Hall

Lounge

20' x 12' 4" (6.10m x 3.76m)

Kitchen

12' 2" x 11' 2" (3.71m x 3.40m)

Dining Area

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

Utility

11' 2" x 5' 3" (3.40m x 1.60m)

Shower Room

Bedroom Two

16' 8" x 10' 10" (5.08m x 3.30m)

En-Suite Jack & Jill

Bedroom Three

14' 1" x 10' 10" (4.29m x 3.30m)

Galleried Landing

Master Bedroom

15' 7" x 12' 10" (4.75m x 3.91m)

Dressing Room/Bedroom Four

15' 6" x 8' 7" (4.72m x 2.62m)

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

- Residential Development of only Five Houses in a Popular Village Location
- Four Bedroom Link-Detached Chalet-Style House
- Car-Port & Off-Road Parking with EV Charger
- Part Exchnage Available
- Deceptively Spacious and Versatile Accommodation

Tenure: Freehold EPC Rating: B

£725,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111498



Property Ref:
CHP111498 - 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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