



3 bed house

**OFFERED FOR SALE UNDER A SHARED OWNERSHIP SCHEME.** The property is available at a minimum of 40% of the full value with the open market value set at £327,000. The rent on the remaining 60% is set at £449.63 with the service charge on the development of £22.42. The accommodation is based over two floors with the hallway leading to the cloakroom, kitchen/dining room and lounge. On the first floor the landing leads to the family bathroom and bedrooms. Externally the property has a garden and parking.

### **Viewing**

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

### **Situation**

Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including it's ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the

larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 15 minutes.

### **Accommodation**

The accommodation comprises:

#### **Ground Floor**

#### **Entrance hall**

#### **Cloakroom**

#### **Sitting Room**

#### **Kitchen / Dining Room**

#### **First Floor**

#### **Landing**

#### **Bedroom**

#### **Bedroom**

#### **Bedroom**

#### **Bathroom**

#### **Externally**

#### **Garden**

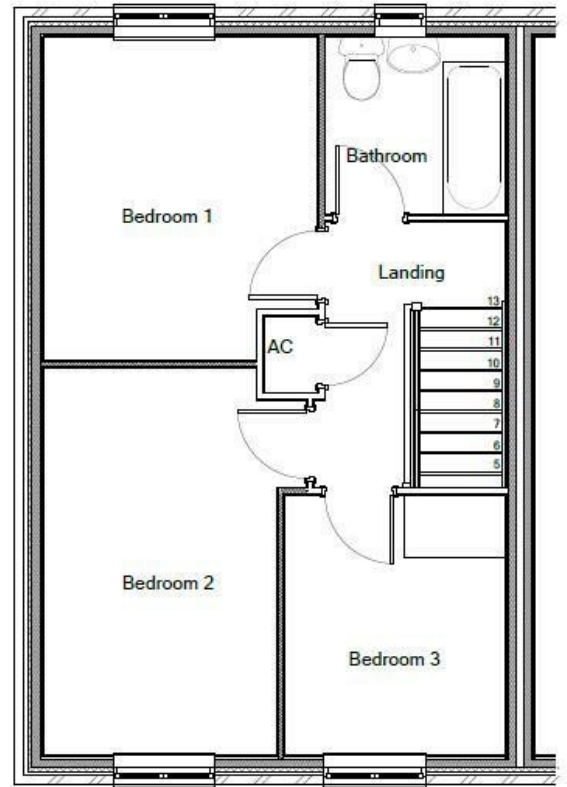
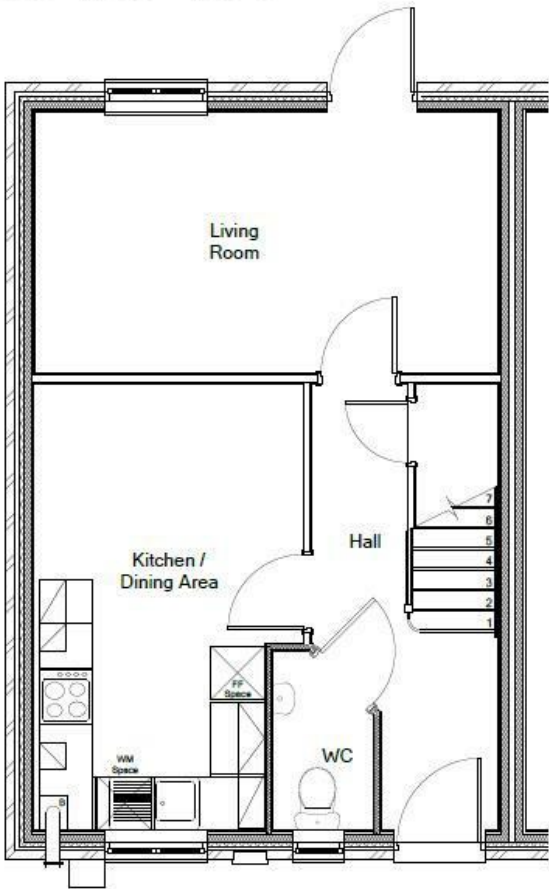
#### **Parking**

#### **Agents Note**

Applicants will need to have a local connection to Wiltshire



# Plots 189-191



Please note, floor plans are not to scale and for illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing