



Located on the outskirts of the charming village of Christian Malford, this semi-detached cottage offers a delightful opportunity for those seeking charming rural home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, it provides ample space.

The heart of the home features a functional kitchen and a convenient utility room, ensuring that daily tasks are made easier. The property also includes a garage and parking.

One of the standout features of this residence is the generous rear garden. The plot is of a good size, offering potential for gardening enthusiasts or those wishing to create their own outdoor oasis.

While the property is in need of some modernising, it presents a wonderful opportunity for buyers to put their personal touch on their new home. With its prime location and spacious layout, this house is a fantastic prospect for anyone looking to settle in a friendly community. Don't miss the chance to make this property your own in the sought-after village of Christian Malford.

## 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 - Christian Malford

The delightful village of Christian Malford provides excellent facilities and amenities to include a primary school, Church, village shop/post office, pub, recreation field and a village hall where there are many social events and activities arranged on a regular basis. The village is just four miles North East of Chippenham, which offers a comprehensive range of shopping facilities and a main line rail service to London (Paddington). Christian Malford is within easy access of the M4

motorway (Junction 17) which provides fast road access to London, Bristol, Swindon and the South West.

## Property Information

Utilities/Services - Mains Electric, Water & Drainage, Oil Heating

Wiltshire Council Tax - Band C

Tenure - Freehold











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1083 ft<sup>2</sup>

Reduced headroom  
9 ft<sup>2</sup>

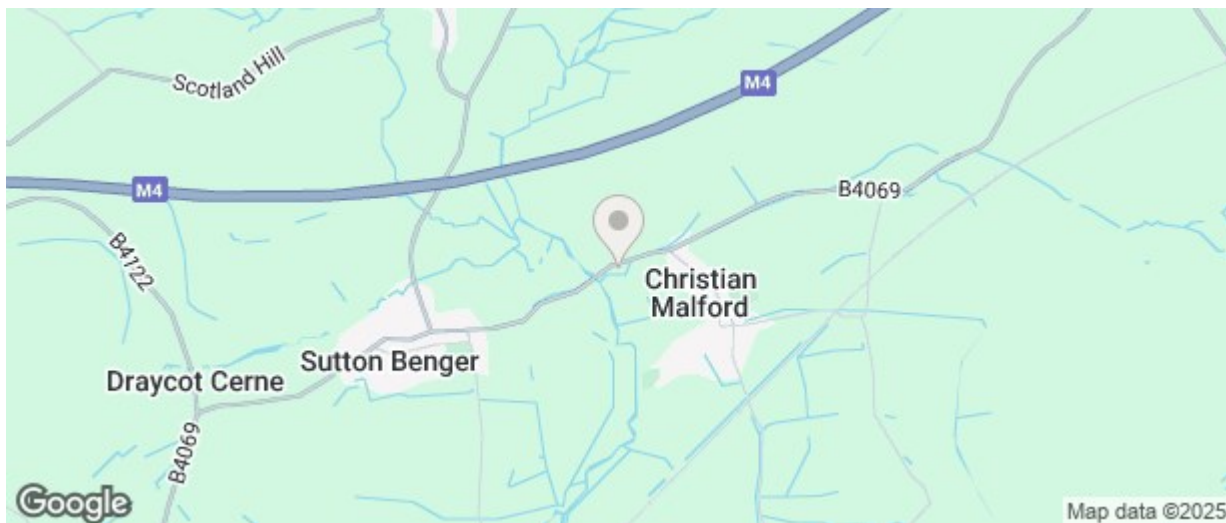
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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>		
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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