



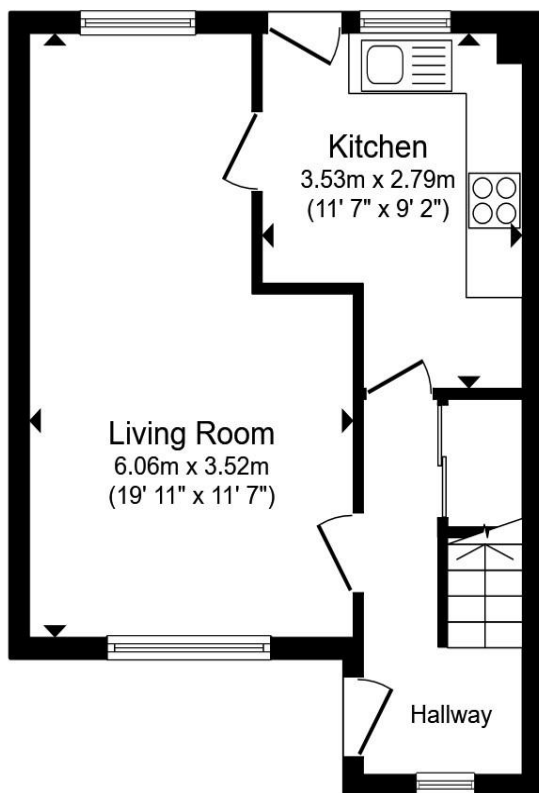
Littlecote Road, Chippenham SN14 0NY

welcome to

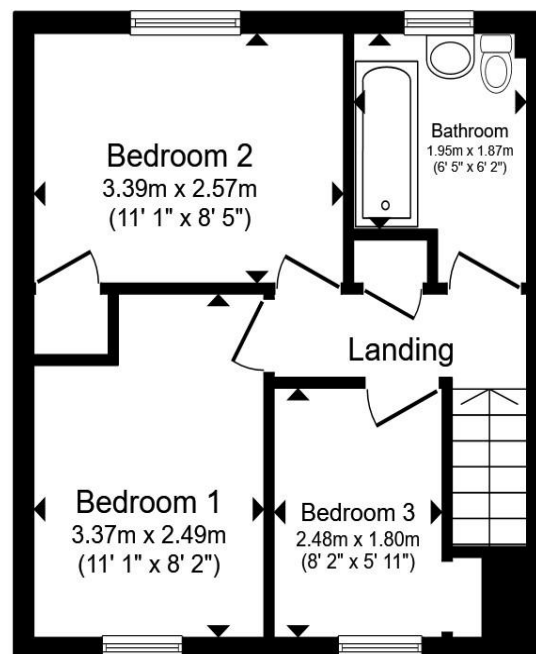
Littlecote Road, Chippenham

Well-presented three-bedroom detached home in a popular Chippenham location, featuring a modern kitchen and bathroom, generous gardens, garage and ample parking. Ideally situated close to local schools, amenities and excellent commuter links, making it a perfect family home.

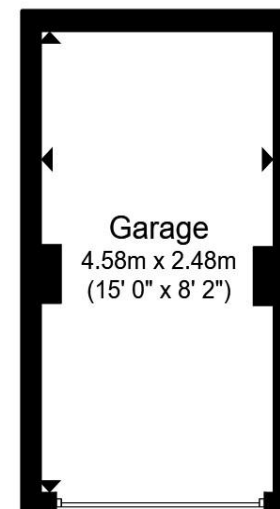




Ground Floor



First Floor



Garage

Total floor area 76.8 m² (826 sq.ft.) approx

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.propertybox.io



Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Entrance Hall

Kitchen

Lounge

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Rear Garden

Garage

Driveway Parking

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Littlecote Road, Chippenham

- Three-Bedroom Detached Home
- Modern Kitchen & Bathroom
- Generous Front, Side & Rear Gardens
- Garage & Ample Off-Road Parking
- Excellent Access to Schools & Commuter Links

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP110947



Property Ref:
CHP110947 - 0005

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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