



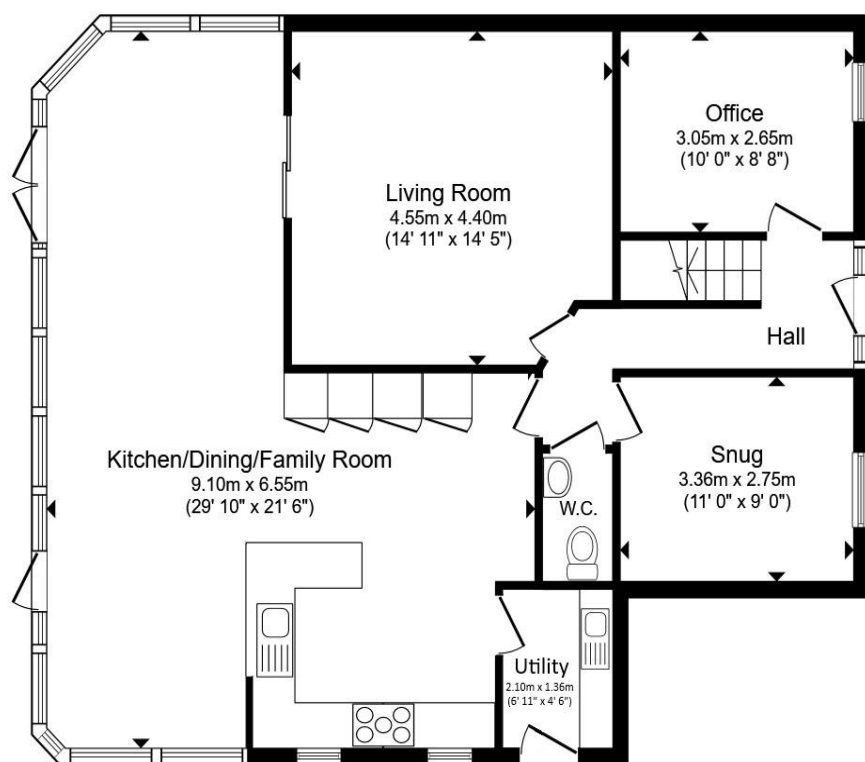
Chevral Close, Chippenham, SN14 6QS

welcome to

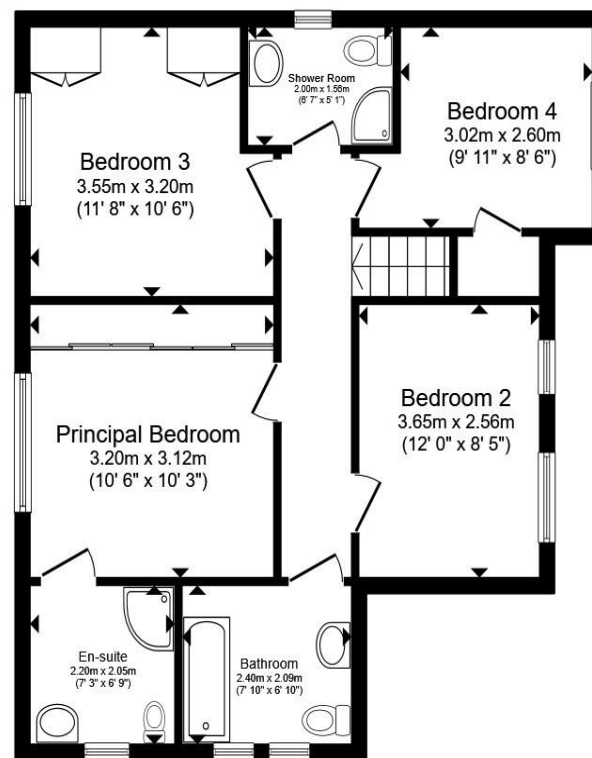
Chevral Close, Chippenham

A fantastic four bedroom detached home with a large rear garden, double garage and driveway parking. Featuring a stunning open-plan kitchen/family room, separate living spaces and flexible accommodation ideal for modern family life. Early viewing highly recommended!





Ground Floor



First Floor

Total floor area 164.2 m² (1,767 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



Entrance Hall
Office
Snug
Living Room
Kitchen/Dining/Family Room
Utility Room
Cloakroom
Landing
Principal Bedroom
En-Suite
Bedroom Two
Bedroom Three
Bedroom Four
Family Bathroom
Shower Room
Front Garden
Rear Garden
Driveway Parking
Double Garage

Agents Notes

The property is fitted with solar panels which are held on a leasehold title for the airspace by Homesun Ltd. The term of the lease is 25 years and 3 months from and including 28.11.2011. Please make all necessary enquiries with your conveyancer.

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

Chevral Close, Chippenham

- Four Bedroom Detached Family Home
- Spacious & Versatile Accommodation Throughout
- Generous & Private Rear Garden
- Detached Double Garage & Driveway Parking
- Sought-After Cul-de-Sac Location in Chippenham

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

guide price

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111989



Property Ref:
CHP111989 - 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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