



Vale Leaze, Little Somerford
Offers Over £500,000

*** VILLAGE LOCATION*** REFURBISHED THROUGHOUT *** AN ENVIABLE POSITION AND PLOT ***

THE OWNERS / SELLERS OF THIS DELIGHTFUL HOME HAVE FOUND A PROPERTY TO PURCHASE WHICH HAS NO ONWARD CHAIN *

BACKING ONTO FIELDS WITH ENJOYABLE VIEWS TO THE REAR ASPECT ** 3 GOOD SIZE BEDROOMS, A MODERN BATHROOM + EN-SUITE *** LARGE DRIVEWAY PROVIDING AMPLE OFF STREET PARKING. | Freehold**

*** SOUGHT AFTER VILLAGE LOCATION *** QUIET CUL-DE-SAC POSITION *** REFURBISHED THROUGHOUT *** AN ENVIABLE POSITION AND PLOT *** BACKING ONTO FIELDS WITH ENJOYABLE VIEWS TO THE REAR ASPECT *** A LARGE DRIVEWAY PROVIDING AMPLE OFF STREET PARKING.

AN IMPRESSIVE C.1341 SQ FT / 124 SQ METERS OF LIVING ACCOMMODATION (C.1476 SQ FT / 137 SQ METERS INCLUDING: GARAGE/WORKSHOP). MILES BYRON are delighted to offer For Sale this spacious 3 BEDROOM LINK DETACHED BUNGALOW which has been greatly improved by the current homeowners throughout. The deceptively spacious accommodation briefly comprises: Entrance hall, inner hall, an impressive and very spacious 'open plan' living/kitchen breakfast area + utility (with underfloor heating throughout the area), conservatory, a newly fitted bathroom with twin sinks + the added addition of an en-suite shower room to one of of the bedrooms. To fully appreciate this exceptional property, MILES BYRON would highly recommend confirming an appointment to view as soon as possible!

Located within the sought after and quaint village of Little Somerford which can be found in just under 4 miles away from the picturesque town of Malmesbury. This wonderful location is positioned within a quiet cul-de-sac and offers close proximity to amenities, public transport towards the end of the road and a short commute to Junction 17 of the M4 Motorway as well as being local to Malmesbury Medical Care Centre & Waitrose Supermarket.

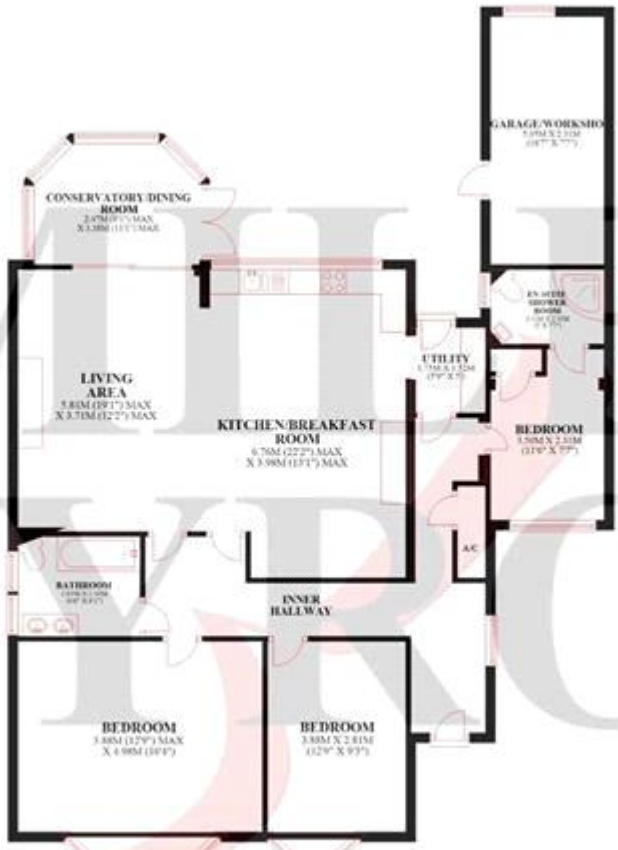
AGENTS NOTE: We Hearby Confirm
This Property Is Owned & Being Sold
By The Business Owners Of MILES
BYRON.

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

PROPERTY LAYOUT
APPROX. 136.5 SQ. METRES (1468.9 SQ. FEET)



TOTAL AREA: APPROX. 136.5 SQ. METRES (1468.9 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.
Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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