



Vale Leaze, Little Somerford
Guide Price £540,000

*** SOUGHT AFTER VILLAGE LOCATION *** SUBSTANTIAL CORNER PLOT POSITION & GARDENS

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STREET PARKING + SINGLE GARAGE

BOASTING EXTENSION POTENTIAL (S.T.P.P.) *** A LARGE DRIVEWAY PROVIDING AMPLE OFF
STREET PARKING + SINGLE GARAGE *** A REFURBISHED 3 BEDROOM DETACHED HOME! |

Freehold **SOLD STC**

MILES BYRON are delighted to offer
For Sale this spacious 3 BEDROOM
DETACHED HOME which has been
refurbished & greatly improved
throughout. Attributes include a newly
fitted roof, new heating system, a
modern and stylish cloakroom/W.C.,
bathroom & kitchen.

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.

The deceptively spacious
accommodation exceeds 1100 square
feet of accommodation of which
benefits from having a light, airy and
large 'open plan' living/dining space
with a view to the rear garden, modern
fitted kitchen, separate utility room with
access directly into the single garage.
To the first floor there are three
bedrooms and a bathroom. To fully
appreciate this delightful family home,
MILES BYRON would highly
recommend confirming your
appointment to view as soon as
possible!

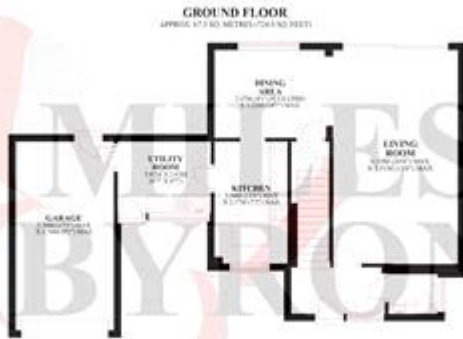
Tenure: Freehold



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.



TOTAL AREA: APPROX. 107.5 SQ. METRES (1156.8 SQ. FEET)



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All figures are based on the information provided and are intended to provide a general indication of the proposed layout only. All figures are approximate and are not intended to form part of any contract. No liability is accepted for any inaccuracy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			70
(39-54) E		50	
(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.