



**Vale Leaze, Little Somerford**  
**Guide Price £540,000**

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CORNER PLOT POSITION &  
GARDENS BOASTING EXTENSION  
POTENTIAL (S.T.P.P.) \*\*\* A LARGE  
DRIVEWAY PROVIDING AMPLE OFF  
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**

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.

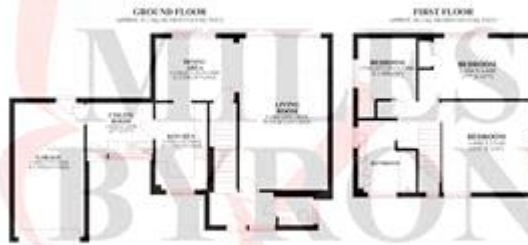
The deceptively spacious  
accommodation exceeds 1100 square  
feet of accommodation of which  
benefits from having a light, airy and  
large 'open plan' living/dining space  
with a view to the rear garden, modern  
fitted kitchen, separate utility room with  
access directly into the single garage.  
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

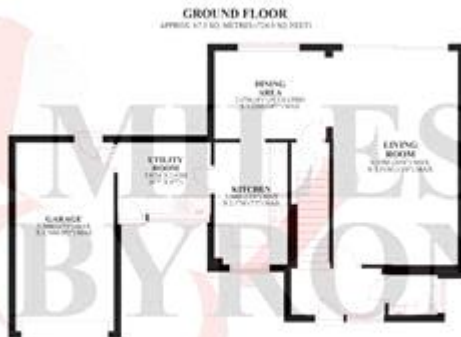




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.

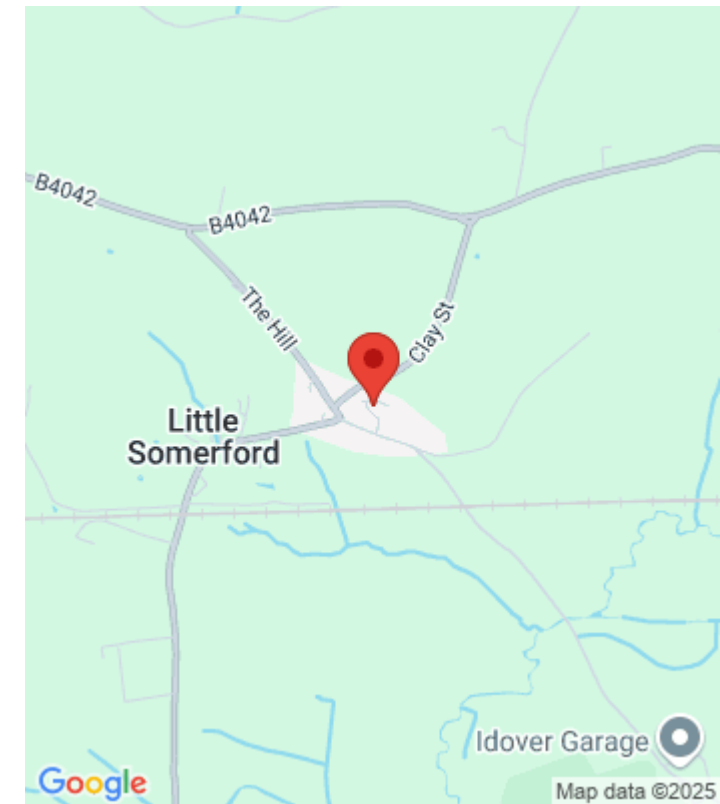


TOTAL AREA: APPROX. 107.5 SQ. METRES (1156.8 SQ. FEET)



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All figures are for information only and are based on the average wall area for the properties advertised only. These plans are intended to give a general indication of the proposed layout only. All figures are approximate and are not intended to form part of any contract or warranty. Please contact us for more details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		

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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