



4 BEDROOM SEMI-DETACHED HOME | THE STREET, BROUGHTON GIFFORD, SN12 | GUIDE PRICE £400,000

DESCRIPTION

Offered to the market with no onward chain, Summers House is a period style four-bedroom semi-detached family home. Offering approx. 2490 sq.ft of floor space, this wonderful family home has been extended over the years and still has a lot of potential.

Through the porch and the front door there is an entrance hall providing access to a 23 ft living room with open fireplace, downstairs cloak room, a dining room, breakfast room and a fitted kitchen. Both the Kitchen and the dining room have access to a large conservatory, allowing enjoyment of the rear garden all year round and is the ideal place to entertain and relax. Upstairs there are three double bedrooms and a single, with the main bedroom benefiting from an en-suite shower room and a built-in wardrobe.

Outside and to the front, there is off-road parking for a couple of large vehicles and a good sized, private rear garden that gets plenty of sun and is ideal for any growing family. There is also a potential vegetable plot at the bottom of the garden, sure to delight any gardener.

All in all, a fantastic opportunity to acquire this substantial home. Ready and waiting for someone to put their own stamp on in a highly desirable location.

Broughton Gifford is an attractive, friendly village situated in the rolling Wiltshire countryside near the historic market towns of Bradford on Avon and Melksham. The village has a thriving village Primary School, a large common, beautiful countryside walks, a cricket and football pitch, bowling green, a village hall and a popular public house's. The village of Holt just up the road offers a village store and café, and two National Trust properties. Bradford on Avon, Trowbridge and Melksham offer a wealth of shopping facilities and further afield is the World Heritage city of Bath and the port of Bristol. Motorway access to the M4 is via junctions 17 Chippenham and 18 Bath both approximately half an hours drive away. Chippenham offers a mainline railway station to London Paddington



which is approximately one and a half hours and Bristol within a half hour.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: D

Mains drainage, water and electricity

Oil fired central heating

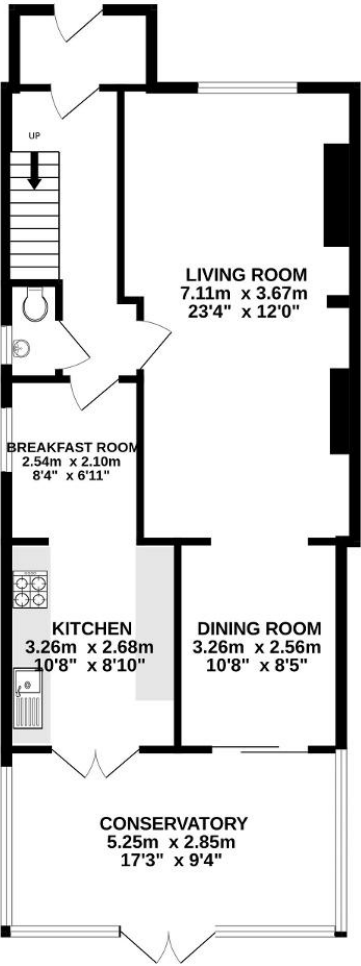
KEY FEATURES

- Highly desirable village location
- Large living room with open fireplace
- Kitchen/breakfast room
- Four bedrooms & Master en-suite
- Private fully enclosed rear garden
- No onward chain
- Dining room
- Large conservatory
- Family bathroom
- Off road parking for two large vehicles

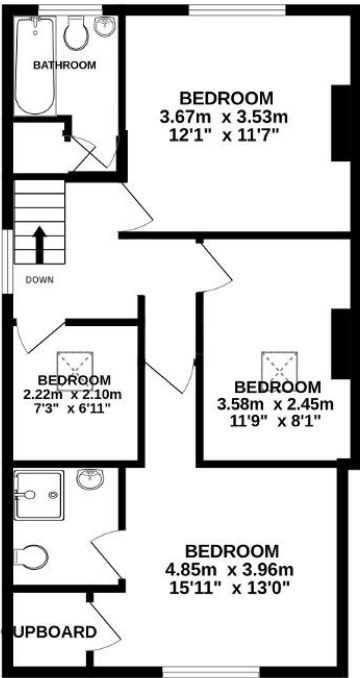




GROUND FLOOR
72.4 sq.m. (779 sq.ft.) approx.



1ST FLOOR
54.7 sq.m. (589 sq.ft.) approx.



TOTAL FLOOR AREA : 127.0 sq.m. (1367 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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