

Sold

3 BEDROOM BUNGALOW | THE STREET, BROUGHTON GIFFORD, SN12 | £400,000



## DESCRIPTION

This three / four bedroom detached bungalow is nestled away on a private lane yet conveniently situated in a highly regarded village location. At the front there is ample off-road parking and a superb front garden. Entering through the front door there is a good-sized living room with a double aspect providing plenty of light and a fitted kitchen giving access and enjoying views of the large South facing rear garden. There are three bedrooms on the ground floor, one of which has an en-suite and a staircase leading up to the loft conversion with potential for a fourth bedroom. There is also a larger than average garage. All in all, a fantastic opportunity to acquire this well positioned home which needs modernisation and offers great potential for further development subject to planning consent.

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 School, a large common, beautiful countryside walks, a cricket and football pitch, bowling green, a village hall and a popular public house. 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: D

EPC Rating: E

Mains drainage, water and electricity





Solid fuel central heating

## KEY FEATURES

- Highly desirable village location
- Double aspect sitting room
- Three / four bedrooms
- Family bathroom
- Close to incredible open countryside
- In need of modernisation
- Kitchen with garden views
- En-suite shower room
- Large south facing rear garden
- Lots of potential







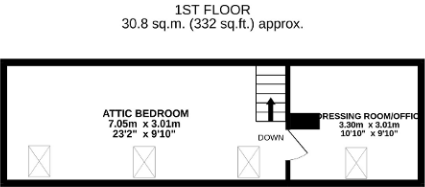
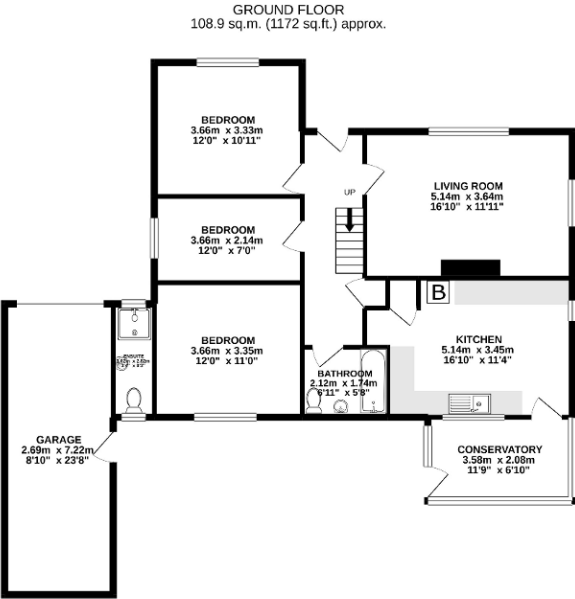


ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	52   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.



TOTAL FLOOR AREA: 139.7 sq.m. (1503 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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APPLEBY & TOWNEND

4D Broad Lane Farm  
Seend  
Melksham  
Wiltshire, SN126RJ

Tel: 01225 983 910  
E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)  
Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)