



St. Ediths Marsh, Bromham Chippenham SN15 2DJ

welcome to

St. Ediths Marsh, Bromham Chippenham

Charming two-bedroom detached home in a popular Wiltshire village with beautiful countryside views. Offering two reception rooms, generous front and rear gardens, a garage and parking for multiple vehicles. In need of updating, it presents a fantastic opportunity to create a lovely family home.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Entrance to this two bed detached village home is via the porch which has windows to the front and side and a door to the side aspect with a further door leading into the entrance hall. Tiled flooring and space for outdoor clothing and shoes.

Entrance Hall

Stairs leading to the first floor and doors to both the living room and dining room.

Living Room

A spacious and inviting living room featuring a gas fire with an attractive mantle and hearth, creating a cosy focal point. A window to the front aspect allows for plenty of natural light, while an under stairs storage cupboard and built-in storage with display cabinet offer practical space. The room comfortably accommodates a range of furniture and is completed with a radiator for added warmth.

Dining Room

A charming dining room featuring an original fireplace with a wooden mantle and tiled hearth, adding character and warmth to the space. There is ample room for a dining table and chairs, along with additional furniture if desired. A window to the front aspect provides natural light, and the room is completed with a radiator for comfort.

Kitchen

The kitchen offers a functional layout with potential for modernisation, currently fitted with a selection of wall cupboards and base units. The kitchen also features a large pantry with shelving on both sides and window to the side. A stainless steel sink with drainer to either side is set beneath a window to the rear aspect, enjoying views over the garden. There is space for a Rangemaster-style cooker and washing machine, while further features include tiled flooring, radiator and a wall-mounted boiler. A door leads through to the rear porch, which in turn provides access to the rear garden.

Landing

A bright landing accessed via stairs from the entrance hall, featuring a window to the front aspect





allowing for natural light. Doors lead to the bedrooms and shower room, while a radiator provides warmth. The space also benefits from a loft hatch for additional access and storage.

Bedroom One

A generous main bedroom featuring a window to the front aspect with stunning countryside views. The room offers ample space for a range of bedroom furniture and includes a fitted wardrobe for convenient storage. An original cast iron fireplace adds character, and the room is completed with a radiator for comfort.

Bedroom Two

Another good-sized bedroom featuring a window to the front aspect with beautiful countryside views. The room includes an original cast iron fireplace and a fitted wardrobe, providing character and useful storage, and is finished with a radiator for comfort.

Shower Room

The shower room comprises a low-level W/C, a vanity wash hand basin with storage below, and a double shower cubicle. Additional features include a fitted storage cupboard, two radiators, and a heated towel rail. An obscure window to the rear aspect provides natural light while maintaining privacy.

Front Garden

The front garden is enclosed by a combination of fencing and hedging, featuring a large lawned area complemented by a variety of shrubs and bushes, creating an attractive and well-established approach to the property.

Rear Garden

The well-established rear garden is enclosed by a hedged boundary and features a large lawned area, a substantial wooden garage, and a variety of shrubs, bushes, and flowering plants, creating an attractive and private outdoor space.

Garage

Large open wooden garage situated in the rear garden.

Parking

Driveway parking for multiple vehicles.



check out more properties at allenandharris.co.uk



welcome to

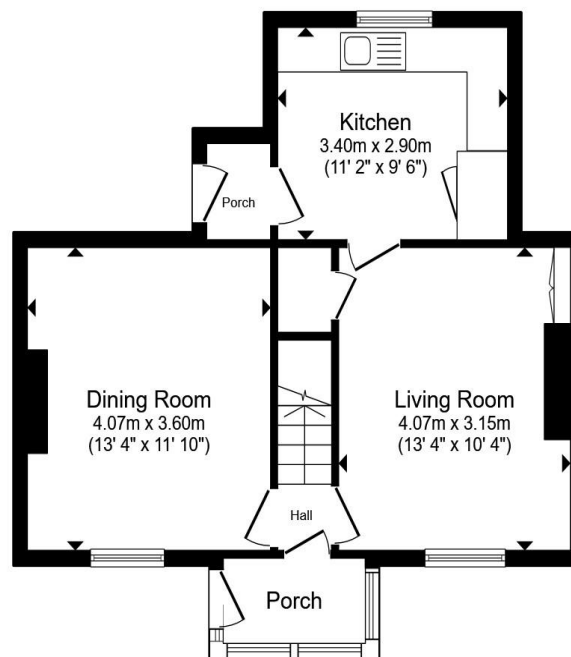
St. Ediths Marsh, Bromham Chippenham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bed Detached Home
- Sought After Wiltshire Village Location

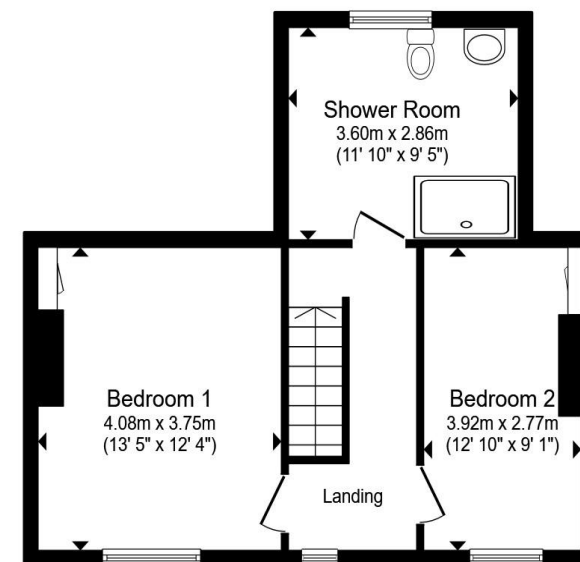
Tenure: Freehold EPC Rating: F
Council Tax Band: E

guide price

£350,000



Ground Floor



First Floor

Total floor area 89.8 m² (966 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

 allen & harris

check out more properties at allenandharris.co.uk



Property Ref:
DVZ107298 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01380 729900



devizes@allenandharris.co.uk



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



allenandharris.co.uk