

84 Chestnut Springs, Lydiard Millicent, SN5 3NB

Offers in the region of £475,000





#### **IN A NUTSHELL**







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Situated in the trangil village of Lydiard Millicent, we are pleased to present this much improved 3 bedroom detached bungalow. The property benefits from uPVC double glazing, gas radiator central heating, sitting room opening onto fitted kitchen/dining room, utility area, 3 bedrooms, re fitted shower room, garage, drive way parking and front & rear gardens. The property is well located for all local amenities, shops, schools etc Lydiard Park and M4 J16.

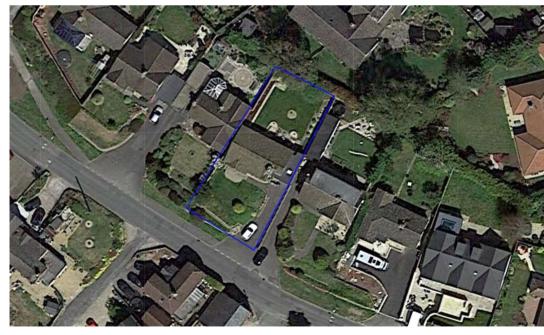
The property is also offered with planning permission for a loft conversion making it a 6 bedroom detached (see plans). Viewing is

### **EPC**









Bedroom 2 Dining Bedroom 1 3.23m x 3.50m 3.60m x 3.33m Room (10'7" x 11'6") (11'10" x 10'11") 3.60m x 2.72m (11'10" x 8'11") Kitchen 3.60m x 2.46m Garage (11'10" x 8'1' 5.79m x 2.68m (19' x 8'10") Bathroom 1.97m x 2.56m (6'5" x 8'5") **Entrance** Sitting Room 4.41m x 5.16m (14'6" x 16'11") Bedroom 3 2.71m x 2.56m (8'11" x 8'5")

Floor Plan
Approx. 112.7 sq. metres (1213.1 sq. feet)

Total area: approx. 112.7 sq. metres (1213.1 sq. feet)

#### Richard James & their clients give notice that:

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- 3. All Measurements are approximate.



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1 Lucena House | Shaw Village Centre | Swindon | SN5 5PY 07921 451 614 | 01793 311 014

barriebrocks@richardjames.uk

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