

richard
james



6 The Crescent, Common Platt, Wiltshire, SN5 5LA

Offers Over £575,000



IN A NUTSHELL

 **4**
 **1**
 **2**

PLANNING PERMISSION GRANTED ** A FANTASTIC OPPORTUNITY TO EXTEND AND CREATE A FOUR/FIVE BEDROOM DETACHED HOUSE WITH LARGE GARDENS **

A BEAUTIFUL and MUCH IMPROVED THREE/FOUR bedroom DETACHED BUNGALOW in this sought after CUL-DE-SAC in Common Platt. The property has been renovated by the current owners and it has planning permission for extensions to the rear, for which the footings are already in place.

The accommodation comprises; ENTRANCE PORCH, RECEPTION HALL, sitting room, re-fitted kitchen/dining room, UTILITY, three bedrooms, re-fitted family bathroom and 4th BEDROOM (which can be a garage as per

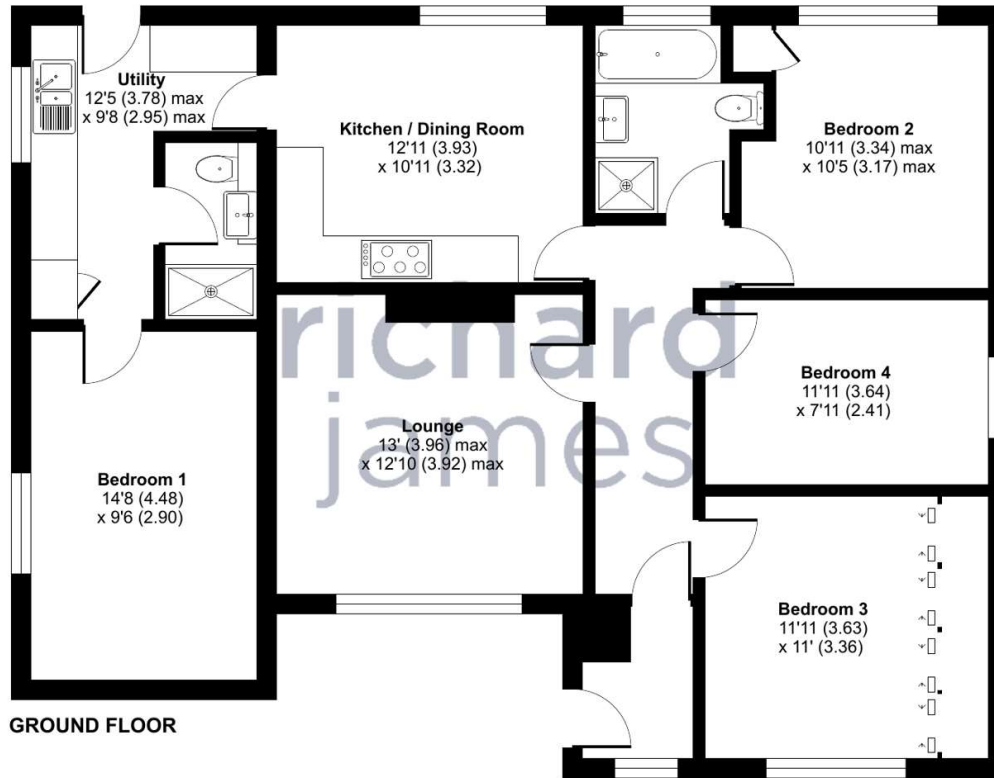
EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	57	67	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC





Approximate Area = 1131 sq ft / 105 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James. REF: 1196242

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3. All Measurements are approximate.

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